

101685

BOOK 102 PAGE 342

DECLARATION OF FORFEITURE

PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61. ____.

TO: David W. Roster
General Delivery
Wauconda, Washington 98859

Wilda Ann Roster
General Delivery
Wauconda, Washington 98859

Dwayne Nagel
MPO 24R Larch Mt. Rd.
Washougal, Washington 98671

FILED FOR RECORD
SKAMANIA CO. WASH
BY HEIDI SIVES
AUG 19 1 58 PM '86
CLERK OF COUNTY
CARMEL OLSON

(a) The name, address and telephone number of the seller:

Eloise M. Anderson
27535 Beach
Rockaway, Oregon 97136
(503) 355-2763

10918
REAL ESTATE EXCISE TAX
705191986

PAID _____

(b) Description of Contract:

SKAMANIA COUNTY TREASURER

Real Estate Contract dated December 1, 1983, executed by Eloise M. Anderson as seller, and David W. Roster and Wilda Ann Roster, as purchaser, which Contract or a memorandum thereof was recorded under No. 96779 on December 5, 1983, records of Skamania County, Washington; as amended by Modification of Real Estate Contract dated September 20, 1984, executed by Eloise M. Anderson as seller and David W. Roster and Wilda Ann Roster as purchaser, which modification is unrecorded.

(c) Legal description of the property:

The West 872 feet of the North 600 feet of the Northwest quarter of the Southwest quarter of Section 18, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, Except that portion lying westerly of the center line of an existing road, designated as County Road No. 11, also known as 412 Avenue N.E.

(d) Forfeiture:

The Contract described above is forfeited, the purchaser's rights under the Contract are cancelled and all

Registered S
Indexed, 61
Indirect S
Filed _____
Mailed _____

Transaction in compliance with County subdivision ordinances.
Skamania County Auditor. By: _____

right, title and interest in the property of the purchaser and of all persons claiming an interest in the Contract, the property, or any portion of either through the purchaser, are terminated.

(e) Surrender of possession:

All persons whose rights in the property have been terminated and who are in or come into possession of any portion of the property (including improvements and unharvested crops) are required to surrender such possession to the seller not later than August 29, 1986.

(f) Compliance with statutory procedure:

The Contract forfeiture was conducted in compliance with all requirements of RCW Chapter 61. and the applicable provisions of the Contract described above.

(g) Action to set aside:

The purchaser and any person claiming any interest in the purchaser's rights under the Contract or in the property who were given the Notice of Intent to Forfeit and the Declaration of Forfeiture have the right, for a period ending October 18, 1986, to commence a court action to set aside the forfeiture if the seller did not have the right to forfeit the Contract or failed to comply with the provisions of RCW Chapter 61.

DATED July 3rd, 1986.

Eloise M. Anderson
Seller

I, Eloise M. Anderson, under penalties of perjury, declare that I am the seller herein, that I have read the foregoing Declaration of Forfeiture, know the contents thereof and the same are true as I verily believe.

Eloise M. Anderson
Eloise M. Anderson
by Mari Clark P.O.N.

SUBSCRIBED AND SWORN TO before me this 3rd day of July, 1986.



Carla Taggart
Notary Public in and for
the State of Oregon
Residing at: Tillamook Oregon
My Commission Expires: 9-22-86