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BOOK 103 PAGE 740

NOTICE OF INTENT TO FORFEIT  
REAL ESTATE CONTRACT

TO: MICHAEL L. KNOBEL and SUSAN M. KNOBEL  
c/o Michael P. Roewe  
Attorney at Law  
331 N.W. Park Street  
PO Box 1505  
Chehalis, WA. 98532

MICHAEL L. KNOBEL and SUSAN M. KNOBEL  
PO Box 626  
Chehalis, WA. 98532

MICHAEL L. KNOBEL and SUSAN M. KNOBEL  
140 S.E. Monroe Avenue  
Chehalis, WA. 98532

MICHAEL L. KNOBEL and SUSAN M. KNOBEL  
c/o Glenn E. Asplund  
18153 Riviera Pl. SW  
Seattle, Wa. 98166

THE PORT OF SKAMANIA COUNTY  
Stevenson, Wa. 98648

JAMES McCOY  
Trustee  
PO Box 1606  
Longview, Wa. 98632

MUNNEL & SHERILL, INC.  
An Oregon Corporation  
c/o James D. Mullins  
Attorney at Law  
604 W. Evergreen Blvd.  
PO Box 61505  
Vancouver, Wa. 98660

DISTRICT DIRECTOR OF THE  
INTERNAL REVENUE SERVICE  
Western Division  
915 2nd Avenue  
Seattle, Wa. 98174

STATE OF WASHINGTON  
Department of Labor and Industries  
PO Box 7756  
Olympia, Washington 98507-7756

Attention: J. Mack  
Acct. #295,209-00-1

STATE OF WASHINGTON  
Department of Revenue  
415 General Administration Bldg.  
Olympia, Wa. 98504

GULER OIL, INC.  
c/o Robert D. Weisfield  
Attorney at Law  
218 Steuben  
Bingen, Wa. 98605

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *[Signature]*  
Dec 30 2 37 PM '86  
AUDITOR  
GARY H. OLSON

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The Real Estate Contract set forth below is in default. You are provided with the following information as required by law. If the default is not cured within the time allowed, the contract will be forfeited. Please read this Notice carefully. Please contact an attorney if you do not understand it.

A. Seller and seller's agent or attorney's name, address and telephone numbers are:

DAVID L. TEITZEL and JUDY F. TEITZEL  
Carson, Wa. 98610  
509 427 8603

KIELPINSKI & GRATTAN, P.C.  
Attorneys at Law  
PO Box 510  
Stevenson, Wa. 98648  
509 427 5665

B. Real Estate Contract dated February 18, 1980, by and between DAVID L. TEITZEL and JUDY F. TEITZEL, husband and wife, as seller(s), and MICHAEL L. KNOBEL and SUSAN M. KNOBEL, husband and wife, as purchaser(s), recorded under Skamania County Auditor's File No. 90482 on March 24, 1980 in Book 78, at Pages 28 through 31, Deed Records of Skamania County, Washington.

C. Legal description of property:

A tract of land located in the South Half of the Southeast Quarter of Section 25, Township 4 North, Range 7 1/2 East of the Willamette Meridian, Skamania County, Washington, described as follows:

Beginning at a point 1,155 feet East of the Southwest corner of the Southeast Quarter of the said Section 25; thence North 1,320 feet; thence East 330 feet; thence South 1,320 feet; thence West 330 feet to the point of beginning.

D. Description of each default under the contract on which this notice is based:

1. Failure to make monthly payments
2. Failure to pay real property taxes

E. This contract will be forfeited on April 1, 1987 (at least ninety (90) days from the date this Notice is recorded unless the contract provides for a longer time), unless you cure all of the defaults set forth in this Notice on or before that date.

F. The forfeiture of this contract will result in the following:

1. All right, title and interest in the property of the purchaser and of all persons claiming through the purchaser given this Notice shall be terminated;

2. The purchaser's rights under the Contract shall be cancelled;
3. All sums previously paid under the Contract shall belong to and be retained by the seller or other person to whom paid and entitled thereto;
4. All improvements made to Seller and unharvested crops, if any, on the property shall belong to the seller; and
5. The purchaser and all persons claiming through the purchaser given this notice shall be required to surrender possession of the property, improvements and unharvested crops to the seller ten (10) days after the forfeiture.

G. Itemized statement of failure to make payments as follows:

<u>Dates</u>	<u>Amounts</u>
November, 1985, through present at \$250.00 per month	
Total arrearage through December 15, 1986 =	\$ 3,250.00

H. Itemized statement of other defaults, if any, and action required to cure:

Failure to pay 1985 real property taxes of \$338.79 + interest and penalty;

Failure to pay 1986 real property taxes of \$333.78 + interest and penalty.

I. Description and itemized statement of all other payments, fees and costs, if any, to cure the default:

<u>Description</u>	<u>Amounts</u>
Title Report	\$ 231.12
Service/Posting charges	\$
Copying/postage charges	\$ 50.00
Attorney's fees	\$ 750.00
Long distance phone	\$ 10.00
Late charges	\$
Recording fee	\$ 15.00
	\$
	\$
TOTAL	\$1056.12

J. The total amount required to cure the default is \$ 4,978.69, plus any accrued interest and penalties on real property taxes and any payments or late charges which fall due after the date of this Notice and on or prior to the date the default is cured.

Payment required to cure the default must be delivered to:

KIELPINSKI & GRATTAN, P.C.  
Attorneys at Law  
27 Russell Street  
PO Box 510  
Stevenson, Wa. 98648

K. You have the right to contest the forfeiture or to seek an extension of time to cure the default, or both, by commencing a court action prior to the effective date of forfeiture. No extension is available for defaults which are a failure to pay money.

**NOTE: THIS NOTICE OF INTENT TO FORFEIT REAL ESTATE CONTRACT SUPERSEDES THE NOTICE OF INTENT TO FORFEIT REAL ESTATE CONTRACT DATED DECEMBER 17, 1986.**

Date of this Notice: December 30, 1986.

KIELPINSKI & GRATTAN, P.C.

By *J. C. Kielpinski*

JAN C. KIELPINSKI of  
Attorneys for Seller(s)