

FILED FOR RECORD
SKAMANIA CO. WASH
BY JACOB L. LUCK

JUL 23 2 47 PM '87
GARY M. OLSON

NOTICE OF INTENT TO FORFEIT
PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.30

TO: MR. & MRS. RAYMOND W. TEEL
Star Route, Fuller Rd.
Carson, WA 98610

RAYMOND W. TEEL
Carson,
WA 98610

BETTY JO TEEL
Stevenson,
WA 98648

YOU AND EACH OF YOU ARE HEREBY NOTIFIED that the Real Estate Contract described below is in default and you are provided the following information with respect thereto:

- (a) The name, address and telephone number of the sellers and, if any, the sellers' agent or attorney giving the notice:

ALMA M. GRAHAM (Seller)
Star Route
Carson, WA 98610
Ph. (509) 427-5719

ROBERT K. LEICK (Attorney for Seller)
P.O. Box 247
Stevenson, WA 98648
Ph. (509) 427-4594

- (b) The contract herein referred to was executed in writing under date of October 1, 1982, by and between, ALMA M. GRAHAM, in her capacity as administratrix of the estate of Jessie Agnes Fuller, deceased, as Seller, and RAYMOND W. TEEL, a single person, as Purchaser, recorded under Skamania County Auditor's File No. 94886, in Book 81, Pages 624 thru 626, Deed Records of Skamania County, Washington, on October 15, 1982.

- (c) The aforescribed Real Estate Contract provided for the sale and purchase of the following described real property situated in Skamania County, State of Washington, to-wit:

A tract of land located in the South Half of the Northeast Quarter of the Southwest Quarter of Section 17, T3N, R8 E.W.M., described as follows:

Commencing at the northwest corner of the South Half of the Northeast Quarter of the Southwest Quarter of said Sec. 17; thence E 208 ft. to the northeast corner of a tract of land conveyed to David P. Sellers in Book 61 at Page 341, to the initial point of the tract hereby described; thence S along the E line of said Sellers tract 25 ft. to the north line of a tract of land conveyed to Alma M. Graham in Book 61 at Page 150; thence E along the north line of said Graham tract 64 ft; thence S 183 ft. along the east

Registered S
Imp. and. Dir. S
Tract S
File S
Graham

line of said Graham tract; thence W 64 ft. along the south line of said Graham tract to the east line of said Sellers tract; thence S 113 ft. along the east line of said Sellers tract to the north line of a tract conveyed to Rodney L. Holycross in Book 70 at Page 352; thence E 138.5 ft. to the west line of a tract conveyed to J. Chauncey Price in Book 46 at Page 91; thence N 322 ft. more or less, to the northwest corner of a tract of land conveyed to Richard L. Styrwold in Book 64 at Page 645; thence easterly 973.5 ft., more or less, to the east line of the Southwest Quarter; thence northerly on the east line of the said Southwest Quarter 25 ft. to the north line of the South Half of the Northeast Quarter of the Southwest Quarter; thence W along the north line of the South Half of the Northeast Quarter of the Southwest Quarter 1100 ft., more or less, to the northeast corner of said David P. Sellers tract and to the initial point.

YOU ARE NOTIFIED that you were, as of July 12, 1987, in arrears in the contract payments in the total amount of \$603.36, plus delinquent taxes for the years 1985, 1986 and 1987 in the total amount of \$579.87.

YOU, AND EACH OF YOU, ARE FURTHER NOTIFIED that unless the payments now in default under the terms of the aforescribed contract are made on or before ninety (90) days from the date this Notice of Intent to Forfeit is recorded, to-wit, the 23rd day of October, 1987, the legal owner of the property therein described, ALMA M. GRAHAM, now a widow woman, may elect to declare a forfeiture and cancel said contract, and that upon such election being made, all your rights, title and interest in the property, and the right, title and interest of all persons claiming through you, and each of you, shall be terminated; that all sums previously paid under the contract shall belong to and be retained by the seller; all improvements made to and unharvested crops on the property shall belong to the seller; and you will be required forthwith to surrender possession of the premises in said contract described, improvements, and unharvested crops to the legal owner ten (10) days after the forfeiture.

YOU ARE FURTHER NOTIFIED that the total amount necessary to cure the contract default, including real property taxes is \$1,183.23, plus interest on the unpaid principal balance of said contract at the rate of eleven percent (11%) per annum, plus costs in the amount of \$ 11.00, and attorney's fees in the amount of \$ 250.00.

YOU HAVE A 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:

Robert K. Leick
ROBERT K. LEICK, Attorney for
Alma M. Graham

ROBERT K. LEICK
Attorney at Law
P.O. Box 247
Stevenson, WA 98648
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