

103736

BOOK 106 PAGE 474

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

TO: ROGER FINCK  
MP.20R Hoffman Road  
Washougal, WA 98671

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

1. The name, address and telephone number of the Sellers and of Sellers' attorney giving this notice is as follows:

SELLERS

James G. Moore and Margaret M. Moore, husband and wife, J. F. Yoerger and Mildred Yoerger, husband and wife, John Hillyard and Margaret A. Hillyard, husband and wife, and Morris W. Woodard and Alice S. Woodard, husband and wife  
3560 N.E. Knott  
Portland, OR 97212  
(503)287-5617

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *Roger D. Knapp*  
AUG 28 2 41 PM '87  
*E. Maynard*  
AUDITOR  
GARY M. OLSON

SELLERS' ATTORNEY

Roger D. Knapp  
Attorney at Law  
430 N.E. Everett Street  
Camas, WA 98607  
(206) 834-4611

2. Description of the Contract: The Real Estate Contract referred to herein is dated July 1, 1977, and was executed by Luther Anderson, Jr. and Jacqueline V. Anderson, husband and wife, as Sellers, and Roger Finck, a single man, as Purchaser. Said contract was recorded on July 8, 1977, under Skamania County Auditor's File No. 84396 in Book 72 at Page 984. The Sellers' interest in said contract was assigned to James G. Moore and Margaret M. Moore, husband and wife, J. F. Yoerger and Mildred Yoerger, husband and wife, John Hillyard and Margaret A. Hillyard, husband and wife, and Morris W. Woodard and Alice S. Woodard, husband and wife, by document dated July 1, 1977, and recorded July 8, 1977 under Skamania County Auditor's File No. 84397 in Book 72 at Page 986.

3. The property which is the subject of the contract is described as follows:

County of Skamania, State of Washington:

That portion of the West half of the Southwest quarter of the Southeast quarter of Section 19, Township 2 North, Range 5 East of the Willamette Meridian, lying North of County Road No. 1108, also known as the Sky-Shields Road.  
EXCEPT the North 578 feet thereof.

ALSO KNOWN AS Lot 4 of the Luther Anderson Short Plat as recorded in Book 2 of Short Plats on Page 58, Skamania County Records.

4. The defaults under the contract on which this notice is based are the failure to pay the contract balance on its due date as herein-after itemized, and the failure to pay real property taxes as itemized hereinafter. The aforescribed Real Estate Contract will be forfeited on December 14, 1987, unless the items in default are cured as herein-after provided.

Registered *E*  
Indexed, Dir *S*  
Indirect *S*  
Filmed  
Mailed

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5. The forfeiture of the contract will result in the following:

a. 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;

b. The Purchaser's rights under the contract shall be cancelled;

c. All sums previously paid under the contract shall belong to and be retained by Sellers or other persons to whom paid and entitled thereto;

d. All improvements made to and unharvested crops on the property shall belong to the Sellers; and

e. 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 Sellers on December 14, 1987.

6. The following is a statement of the payments of money in default. There are no defaults not involving the failure to pay money.

a. Failure to pay the contract balance owing as of July 1, 1987 in the amount of \$5,390.27, plus interest thereon at the rate of nine (9%) percent per annum to be computed from July 1, 1987.

b. Failure to pay the 1987 real property taxes in the amount of \$393.81 plus interest and penalties.

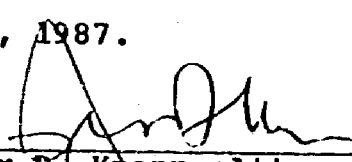
7. The following is a statement of other payments, charges, fees and costs necessary to cure the default:

a. Cost of title report	\$160.50
b. Service and posting Notice of Intent to Forfeit (estimated)	50.00
c. Copying and postage (estimated)	<u>15.00</u>
TOTAL	\$232.50

The total amount necessary to cure the defaults is the sum of the contract balance of \$5,390.27 plus interest thereon at the rate of nine (9%) percent per annum to be computed from July 1, 1987, plus payment of the charges, fees and costs of \$232.50, plus payment of the delinquent taxes and interest and penalties. Monies required to cure this default must be tendered to Roger D. Knapp, Attorney at Law, at the following address: 430 N.E. Everett Street, Camas, WA 98607.

8. The Purchaser or any person claiming through the Purchaser have the right to contest this forfeiture or to seek an extension of time to cure the default, or both, by commencing a court action prior to December 14, 1987.

DATED this 28<sup>th</sup> day of August, 1987.

  
Roger D. Knapp, Attorney for Sellers,  
James G. Moore and Margaret M. Moore,  
husband and wife, J. F. Yoerger and  
Mildred Yoerger, husband and wife, John  
Hillyard and Margaret A. Hillyard, hus-  
band and wife, and Morris W. Woodard  
and Alice S. Woodard, husband and wife.

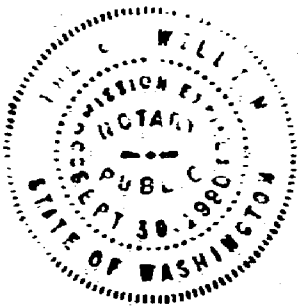
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STATE OF WASHINGTON     )  
                                  ) ss.  
COUNTY OF CLARK        )

On this day personally appeared before me ROGER D. KNAPP, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 28<sup>th</sup> day of August, 1987.



Kathleen Williams  
Notary Public in and for the State of  
Washington, Residing at Camas.  
My appointment expires: 9-30-90

NA  
REAL ESTATE EXCISE TAX  
AUG 28 1987

PAID NA  
Vincent W. Granger, Jr.  
SKAGWANNA COUNTY TREASURER