

NOTICE OF INTENT TO CANCEL AND FORFEIT REAL ESTATE CONTRACT
FOR FAILURE OF THE PURCHASERS NAMED HEREIN TO MAKE
PAYMENTS PROMPTLY AND AS AGREED, AND TO COMPLY WITH AND
PERFORM OTHER CONDITIONS OF THE CONTRACT AGREEMENT INCLUDING
PAYMENT OF PROPERTY TAXES PROMPTLY AND AS DUE

TO: JAMES C. BAILEY AND BARBARA L. BAILEY,
husband and wife
North Bonneville, WA 98639

NOTICE IS HEREBY GIVEN that the undersigned owners,
by and through their attorney of record, intend to Forfeit and
Cancel the Real Estate Contract on property owned by John G.
Allinger and Dorothy E. Allinger, husband and wife, in Skamania
County Washington, more particularly described as follows: To-
wit:

Lot No. 4, a tract of land located in the West half
of the Southeast Quarter of the Northwest quarter (W
1/2 SE 1/4 NW 1/4) of Section 21, Township 3 North,
Range 8 East W.M., described as follows:

Beginning at the Southwest Corner of the Southeast
Quarter of the Northwest Quarter of Section 21,
Township 3 North, Range 8 East W.M.; Thence North 0°
48' 57" East 520 feet along the West line of said SE
1/4 of NW 1/4; Thence S 86° 58' 42" E 30.03 feet to
the Initial Point of the tract hereby described;
Thence N 0° 48' 57" E 180 feet; Thence S 86° 58' 42"
E 110 feet; Thence N 0° 48' 57" E 220 feet; Thence N
86° 58' 42" W 110 feet; Thence N 0° 48' 57" E 186.18
feet; Thence S 88° 58' 05' 29" E 228.58 feet; Thence
S 0° 57' 22" W 190.6 feet; Thence S 86° 05' 29" E
417.4 feet more or less to the East line of the W 1/2
SE 1/4 NW 1/4; Thence S 0° 57' 22" W 409.26 feet to
a point 520 feet North of the South line of the SE
1/4 NW 1/4; Thence N 86° 58' 42" W 225.77 feet;
Thence N 0° 48' 57" E 100 feet; Thence N 86° 58' 42"
W 300 feet; Thence S 0° 48' 57" W 100 feet; Thence N
86° 58' 42" W 120 feet to the Initial Point.

Contains 5.73 acres more or less.

John G. Allinger and Dorothy E. Allinger, husband and
wife, are the owners of the described property. They now
reside at 4114 East 13th Street, Vancouver, Washington 98661,
Telephone: (206) 695-5968.

The seller's attorney is R. DeWitt Jones, 405 West
13th Street, P. O. Box 144, Vancouver, Washington 98666-0144,
Telephone (206) 695-1339.

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ETC. Page 1 OF 4 Pages

Registered S
Ind. S
Index S
Filed _____
Mailed _____

R. DEWITT JONES
ATTORNEY AT LAW
405 WEST 13TH STREET - P.O. BOX 144
VANCOUVER, WASHINGTON 98666
TELEPHONE 695-1339
AREA CODE 206

1 The Contract for the sale and purchase of the above
 2 described property was entered into on the 15th day of
 3 November, 1976 between John G. Allinger and Dorothy E.
 4 Allinger, husband and wife, as Sellers and James C. Bailey and
 5 Barbara L. Bailey, husband and wife as Purchasers. The
 6 original contract was recorded in the office of the Skamania
 7 County Auditor under File No. Book 71 Page 939. The parties
 8 transaction Excise Tax was paid November 19, 1976 to the
 9 Skamania County Treasurer under Transaction No. 4336. The
 10 property is recorded as a short plat with the approval on file
 11 in Book I, Page 25, Records of the County Auditor of Skamania
 12 County.

13 Purchaser's were to make interest payments on the
 14 balance of Fourteen Thousand Dollars (\$14,000) due on the
 15 contract at the rate of 4% (percent) per annum payable on the
 16 15th day of November, 1977, and on the 15th day of November of
 17 each year thereafter until the full amount of the purchase
 18 price shall have been paid. The full amount of the purchase
 19 price together with accrued interest was to be paid not later
 20 than November 15, 1985. The Purchasers have been in default in
 21 the payment of interest since November 1982. In 1982 they paid
 22 the sum of Three Hundred Sixty Dollars (\$360.00) toward
 23 interest, which was in the total amount of Five Hundred Sixty
 24 Dollars (\$560.00). Purchasers have not paid interest for the
 25 years 1983 - 1984 - 1985 and 1986, and are now delinquent in
 26 interest payments for a total of Two Thousand Six Hundred
 27 Dollars (\$2,600.00) since November 1982 together with interest
 28 on the delinquent interest payments at the rate of 10 %
 29 (percent) per annum.

30 The Purchasers agreed in the aforementioned Contract
 31 to pay before delinquency all taxes payable from the date of
 32 the Contract.

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1 That the Records of the County Treasurer of Skamania
2 County Washington established that the purchasers have not paid
3 taxes for the years 1985, 1986, and 1987, and are now delin-
4 quent in payment of taxes in the amount of Seven Hundred Fifty
5 Six Dollars and Twenty Four Cents (\$756.24) together with
6 accrued interest. Copy of the Tax Statement has been sent to
7 the Purchasers by the County Treasurer.

8 The balance due and owing by the Purchasers on the
9 Contract is now in the amount of Sixteen Thousand Dollars
10 (\$16,600.00) together with Taxes in the amount of Seven Hundred
11 Fifty Six Dollars and Twenty Four Cents (\$756.24), together
12 with accumulated interest.

13 YOU, THE PURCHASERS, AND ANY OTHER PERSONS, who may
14 have or claim some right or interest in and to the property are
15 now notified that the aforementioned Contract will be forfeited
16 and cancelled, and all of your rights as purchasers terminated
17 unless you cure all noted and listed defaults not later than
18 January 10, 1988.

19 You are further notified that unless the stated
20 defaults are cured within the time noted, then the Owners will
21 file a DECLARATION OF FORFEITURE which will include forfeiting
22 all right, title and interest in the property acquired by you
23 as named purchasers including any persons who make claim by or
24 through the purchasers who may be and are unknown to the
25 Owners.

26 Upon termination of your rights as purchasers the
27 sellers will retain any and all sums previously paid on the
28 purchase price.

29 Specifically to cure the defaults you as Purchasers
30 or someone on your behalf must pay in full the delinquent
31 payments which are again stated to be as follows:
32

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R. DEWITT JONES
ATTORNEY AT LAW
405 WEST 19TH STREET - P.O. BOX 144
VANCOUVER, WASHINGTON 98666
TELEPHONE 595-1339
AREA CODE 206

1 The sum of Sixteen Thousand Six Hundred Dollars
2 (\$16,600) on the purchase price which includes accrued interest
3 to November 15, 1986, together with any accrued interest and
4 attorney's fees and costs;

5 Real property taxes on the property which are now
6 delinquent in the total amount of Seven Hundred Fifty Six
7 Dollars and Twenty Four Cents (\$756.24) together with accrued
8 interest.

9 Full payment is required before January 10, 1988 to
10 cure the noted defaults. Failing this, the Owners will file
11 the required Declaration of Forfeiture and record it in the
12 Records of Skamania County Washington thus cancelling and
13 terminating any right, claim, or interest that you may have as
14 Purchasers.

15 You are advised that as Purchasers or any persons
16 claiming through you, have the right under the laws of
17 Washington to contest the Forfeiture or to seek an extension of
18 time to cure the default, or both, by commencing a court action
19 prior to the effective date of the Forfeiture which will be the
20 date following January 10, 1988 on which the seller's file
21 their Declaration of Forfeiture and Cancellation of Contract.

22 THIS NOTICE OF INTENT is given pursuant to the laws
23 of the State of Washington.

24
25 Dated: September 22, 1987

26
27 FILED FOR RECORD
28 SKAMANIA CO. WASH.
29 BY R. DEWITT JONES

30 SEP 25 12 54 PM '87
31 A. News, Dep.
32 AUDITOR
 GARY H. OLSON

R. DeWitt Jones
R. DeWitt Jones, Attorney for
Owners, John G. Allinger and
Dorothy E. Allinger, husband and
wife.