

104086

BOOK 107 PAGE 146

RECORDS SECTION  
SKAMANIA COUNTY  
BY KIRPINSKI & GRAYSON

DECLARATION OF FORFEITURE  
OF REAL ESTATE CONTRACT

OCT 23 9 39 AM '87

AUDITOR

GARY H. GILSON

TO: DONALD R. SOUDER and  
BRENDA L. SOUDER,  
Husband and wife  
Address Unknown

DONALD R. SOUDER and  
BRENDA L. SOUDER  
Husband and wife  
c/o James A. Souder  
21206 NW 39th Avenue  
Ridgefield, WA. 98642

The Real Estate Contract set forth below has been forfeited.  
Please read this Declaration carefully. Please contact an  
attorney if you do not understand it.

A. Seller's name, address and telephone number are:

LINWOOD J. TALSMA and  
MARGARET A. TALSMA  
Rt. 7, Box 6142  
Benton, Arkansas 72015  
(501)-794-2323

B. Real Estate Contract dated July 31, 1979, by and between  
LINWOOD J. TALSMA and MARGARET A. TALSMA, husband and wife, as  
seller(s), and DONALD R. SOUDER and BRENDA L. SOUDER, husband and  
wife, as purchaser(s), recorded under Skamania County Auditor's  
File No. 89131 on August 1, 1979.

C. Legal description of Property:

A portion of the West Half of Section 16,  
Township 1 North, Range 5 East of the  
Willamette Meridian, Skamania County,  
Washington, described as follows:

Beginning at a point that is on the centerline  
of a road, which point is South 10°08'38"  
East, 2,593.2 feet (Washington Coordinate  
System, South Zone) from the Northwest corner  
of said Section 16; thence South 01°13'00"  
along said centerline 76.32 feet; thence  
along the arc of a 200 foot radius curve to  
the right for an arc distance of 180.29 feet;  
thence South 50°26'00" West 153.39 feet;  
thence (leaving said centerline) East 1,515.09  
feet, more or less, to the West right-of-way  
line of State Highway No. 14; thence  
Northerly along said right-of-way line 327  
feet, more or less, to a point North 89°00'00"  
East of the true point of beginning; thence  
South 89°00'00" West 1,308.57 feet, more or  
less, to the point of beginning.

11620

REAL ESTATE EXCISE TAX

OCT 23 1987

PAID Exempt

Jim Depue  
SKAMANIA COUNTY TREASURER

-1-

Registered S  
Indexed S  
Indirect S  
Filed S  
Recorded S

Transaction is conformant with County subdivision ordinances  
Skamania County Assessor - By: 1-5-10-100

TOGETHER WITH AND SUBJECT TO a 60 foot easement including its terms, covenants and provisions as disclosed by instrument in favor of owner to the north recorded January 28, 1985 under Skamania County Auditor's File No. 98821 in Book 84 at page 258.

SUBJECT TO reservations of oil, gases, coal, ores, minerals and fossils as therein set forth and subject to reservations of rights-of-way for the removal of timber, minerals, sand and gravel pursuant to RCW 79.12.410, 79.36.010 and 79.36.240, said reservations being enforceable by the State of Washington on payment of reasonable compensation therefore.

D. This Real Estate Contract is forfeited. The purchaser's rights under the contract are cancelled and all 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, are terminated.

E. 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 November 3, 1987 (not less than ten (10) days after the Declaration of Forfeiture is recorded, or such longer period provided in the contract).

F. This Real Estate Contract was forfeited in compliance with the RCW 61.30.010 et seq. and any applicable provisions of the contract.

G. The purchaser and any person claiming any interest in the purchaser's rights under the contract or in the property who are given the notice of intent to forfeit and the declaration of forfeiture have the right, for a period of sixty days following the date the Declaration of Forfeiture is recorded, to commence a court action to set the forfeiture aside if the seller did not have the right to forfeit the contract or failed to comply with the applicable Washington statutes.

Date of this Declaration: October 23, 1987.

Linwood J. Talsma  
Seller, LINWOOD J. TALSMAN

Margaret A. Talsma  
Seller, MARGARET A. TALSMAN

OK # 5483-9723 SUBSCRIBED AND SWORN to before me this 13 day of October, 1987.

Patricia A. Roberson  
Notary Public in and for the State of Arkansas, residing at Saline

