

NOTICE OF CANCELLATION & FORFEITURE OF REAL ESTATE CONTRACT FOR FAILURE OF PURCHASER'S NAMED TO MAKE PAYMENTS PROMPTLY AND AS AGREED, AND TO PAY PROPERTY TAXES PROMPTLY AS DUE, ETC.

NOTICE IS HEREBY GIVEN by John G. Allinger and Dorothy E. Allinger, Husband and Wife, Sellers of the following described property who reside at 4114 East 13th Street, Vancouver, Washington 98661

THAT THE REAL ESTATE Contract between the Seller's and the Purchasers for the described property is now declared cancelled and forfeited for failure of purchasers to have made the payments and kept other conditions of the contract current.

The Contract which is forfeited and cancelled was entered into between John G. Allinger and Dorothy E. Allinger, Husband and Wife, as Sellers and James C. Bailey and Barbara L. Bailey, Husband and Wife, as Purchasers, on the 15th Day of November, 1976. It was recorded in the office of the Skamania County Auditor under File No. _____, Book 71, Page 939, it was recorded in the short plat with the approval of the County on File in Book 1, Page 25, Records of the County Auditor, Skamania County, Washington. The property is 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 00° 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 00° 48' 57" E 180 feet; Thence S 86° 58' 42" E 110 feet; Thence N 00° 48' 57" E 220 feet; Thence N 86° 58' 42" W 110 feet; Thence N 00° 48' 57" 186.18 feet; Thence S 88° 58' 05' 29" E 228.58 feet; Thence S 00° 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 00° 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 00° 48' 57" E 100 feet; Thence N 86° 58' 42" W 300 feet; Thence S 00° 48' 57" W 100 feet; Thence N 86° 58' 42" W 120 feet to the Initial Point.

Contains 5.73 acres more or less.

NOTICE OF CANCELLATION & FORFEITURE - PAGE ONE OF THREE PAGES

Glenda J. Kinnel, Skamania County Assessor
By: *Am* Parcel # 3-8-21-2-800

R. DEWITT JONES
ATTORNEY AT LAW
6986 6TH STREET, P.O. BOX 144
VANCOUVER, WASHINGTON 98666
TELEPHONE 695-1339
AREA CODE 206

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1 All rights of James C. Bailey and Barbara L. Bailey,
2 Husband and Wife, as Purchasers, are cancelled and the Contract
3 forfeited and all right, Title and Interest in the property that
4 is deemed or claimed to exist by the Purchasers and all persons
5 claiming an interest in the Contract or any portion thereof are
6 terminated pursuant to the Notice of Intent to Cancel and
7 Forfeit the Real Estate Contract filed with the Skamania County
8 Auditor on September 24, 1987.

9 Purchasers were granted to and including January 10th,
10 /for 1988 clearing the default in the aforementioned contract. They
11 have failed to make any payments to cure any of the defaults,
12 after the Notice of Intent to Forfeit.

13 Notice is further given to all the persons named whose
14 rights in the property have been terminated who may be in
15 possession of the property or any portion of the property that
16 they are required to surrender such possession to the Sellers
17 not later than April 10, 1988. Notice is further given that
18 forfeiture was conducted in compliance with the laws of the
19 State of Washington being RCW 61.30.010 et. seq.

20 The Purchasers or any persons claiming any interest in
21 the Purchasers rights under the aforementioned contract or in
22 the property who were given Notice of Intent to Forfeit, or
23 Declaration of Forfeiture, have a right for a period of 60 days
24 following the date on which this Declaration of Forfeiture is
25 recorded to commence a Court action to set the Forfeiture aside
26 if the Sellers had no right to forfeit the contract, or failed
27 to comply with Chapter of the Laws of Washington State.

28 *John G. Allinger*
29 JOHN G. Allinger for Sellers
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NOTICE OF CANCELLATION & FORFEITURE - PAGE TWO OF THREE PAGES

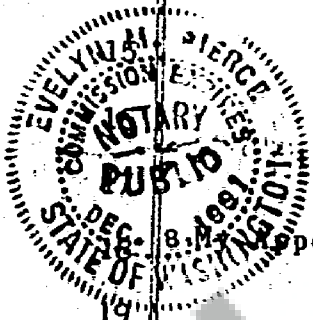
STATE OF WASHINGTON)
COUNTY OF CLARK) ss.

John G. Allinger, being first duly sworn on oath, deposes and states that he is one of the Sellers and Owners of the property described in the Declaration of Forfeiture. That he has read the Declaration of Forfeiture, knows the contents thereof, and believes the same to be true.

John G. Allinger
JOHN G. ALLINGER

Subscribed and sworn to before me this 29th day of March, 1988.

Ernest M. Pierce
Notary Public in and for the
State of Washington, residing at
Woodland, Wa



Appointment Expires: 12-01-91

FILED FOR RECORD
SKAMAHIA CO. WASH
BY R. DEWITT JONES

APR 13 3 01 PM '88

d. m. jones, dep.
AUDITOR
GARY M. OLSON

11921

REAL ESTATE EXCISE TAX
APR 13 1988

PAID *Ernest M. Pierce*
Ernest M. Pierce
CLERK OF COUNTY TREASURER

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