

1 NOTICE OF INTENT TO FORFEIT PURSUANT TO REVISED CODE OF WASHINGTON
2 CHAPTER 61.30

3 TO: Tourist Facilities, Inc., a Washington corporation,
4 P. O. Box 401, Stevenson, Washington 98648

5 AND TO: Tourist Facilities, Inc., c/o John Thomas Day, Esq.,
6 Registered Agent, P. O. Box 401, Stevenson, Washington
7 98648

8 YOUR ARE HEREBY NOTIFIED that the Contract of Sale
9 described below is in default and you are provided the following
10 information with respect thereto:

11 (a) The name, address and telephone number of the
12 seller and, if any, the seller's agent or attorney giving notice:

Seller: Knappton Corporation
9030 N.W. St. Helens Road
Portland, Oregon 97213
(503) 286-0631

Attorney: Kurt F. Hansen
SCHWABE, WILLIAMSON & WYATT
Suites 1600-1800, Pacwest Center
1211 S.W. Fifth Avenue
Portland, Oregon 97204-3795
(503) 222-9981

18 (b) Description of Contract: Contract of Sale dated

19 March 7, 1986, executed by Knappton Corporation, as seller, and
20 Tourist Facilities, Inc., as purchaser, a memorandum of which
21 Contract was recorded under Auditor's File No. 100875 on March 26,
22 1986, in Book 100 at page 616 in the records of Skamania County,
23 Washington and recorded under Auditor's File No. 201094 on
24 April 1, 1986, in the records of Klickitat County, Washington.

25 (c) Legal description of the property: Exhibits A, B,
26 C, and D, attached hereto and incorporated herein as though fully

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Attorneys at Law
Suites 1600-1800, Pacwest Center
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Portland, Oregon 97204-3795
Telephone (503) 222-9981

3-10-23 3-2-1100, 3-7-26-500, 3-8-27-800

1 set forth.

2 (d) Description of each default under the Contract on
3 which notice is based:

- 4 1. Failure to pay the following past due payments, an
5 itemization of which is set forth in paragraph (g)
6 and (h) below: including but not limited to the
7 payment due on May 2, 1988 in the amount of
8 \$121,436.84.

9 (e) Failure to cure all of the defaults listed in
10 paragraph (g) and pay the sums set forth in paragraph (h) on or
11 before September 1, 1988 will result in the forfeiture of the
12 contract.

13 (f) The forfeiture of the contract will result in the
14 following:

- 15 1. All right, title and interest in the property of
16 the purchaser and of all persons claiming through
17 the purchaser given this notice shall be
18 terminated;
19 2. The purchaser's rights under the contract shall be
20 cancelled;
21 3. All sums previously paid under the contract shall
22 belong to and be retained by the seller or other
23 person to whom paid and entitled thereto;
24 4. All improvements made to (and unharvested crops on)
25 the property shall belong to the seller; and
26 5. The purchaser and all persons claiming through the

purchaser given this notice shall be required to surrender possession of the property and improvements (and unharvested crops) to the seller on September 11, 1988.

(g) The following is a statement of the payments of money in default (or, where indicated, an estimate thereof) and for any defaults not involving the failure to pay money the actions required to cure default:

Monetary Delinquencies:

<u>Item</u>	<u>Amount</u>
1. Payment defaults: Payment due on May 2, 1988	\$121,436.85
2. Interest on unpaid balance of \$121,436.84 from May 3, 1988 through June 2, 1988	948.63
3. Delinquent general taxes for the second half of 1987:	
a. Tax Lot No.: 03-08-27-0-0-0800-00 (Parcel 1, Exhibit A) Fire Patrol:	10.50
b. Tax Lot No.: 03-10-23-2-3-1100-00 (Parcel 4, Exhibit C)	6.91
c. Parcel described on Exhibit D, Weed Levy only:	2.04
d. All of the above subject to interest and penalties	
4. Delinquent general taxes for 1988	
a. Tax Lot No.: 03-08-27-0-0-0800-00 (Parcel 1, Exhibit A):	
1) General Taxes:	1,370.04
2) Fire Patrol	21.70

b.	Tax Lot No.: 03-08-27-0-0-0801-00 (Parcel 2, Exhibit A):	43.55
c.	Tax Lot No.: 03-09-26-0-0-0500-00 (Parcel 3, Exhibit B)	
	1) General Taxes:	122.78
	2) Fire Patrol:	7.15
d.	Tax Lot No.: 03-10-23-2-3-1100-00 (Parcel 4, Exhibit C):	13.88
e.	Parcel described on Exhibit D, Weed Levy only:	2.04
f.	All of the above subject to interest and penalties	
	TOTAL	<u>\$123,986.07</u>

(h) The following is a statement of other payments,
charges, fees and costs to cure the default:

Item	Amount
1. Cost of title report for parcels in Skamania County	\$ 497.55
2. Cost of title report for parcels in Klickitat County	160.50
3. Service/posting of notice of intent to forfeit (estimated)	60.00
4. Copying/postage	15.00
5. Attorney fees	1,150.00
6. Late charges	---
7. Recording fees	<u>28.00</u>
TOTAL	<u>\$1,911.05</u>

The total amount necessary to cure the default is the sum of the
amounts in paragraphs (g) and (h), which is \$125,897.12, plus the
amount of any payments, late charges, interest and penalties which

1 fall due after the date of this Notice of Intent to Forfeit and on
2 or prior to the date the default is cured. Monies required to
3 cure the default may be tendered to Kurt F. Hansen at Schwabe,
4 Williamson & Wyatt, Suites 1600-1800, Pacwest Center, 1211 S.W.
5 Fifth Avenue, Portland, Oregon 97204-3795.

6 (i) The purchaser or any person claiming through the
7 purchaser has the right to contest the forfeiture or to seek an
8 extension of time to cure the default, or both, by commencing a
9 court action not later than October 31, 1988.

10 NO EXTENSION IS AVAILABLE FOR DEFAULT WHICH IS A FAILURE
11 TO PAY MONEY.

12 (j) Additional information: None.

13 EARLIER NOTICE SUPERSEDED: THIS IS A NOTICE OF INTENT
14 TO FORFEIT WHICH SUPERSEDES ANY NOTICE OF INTENT TO FORFEIT WHICH
15 WAS PREVIOUSLY GIVEN UNDER THIS CONTRACT AND WHICH DEALS WITH THE
16 SAME DEFAULT.

17 DATED this 2nd day of June, 1988.

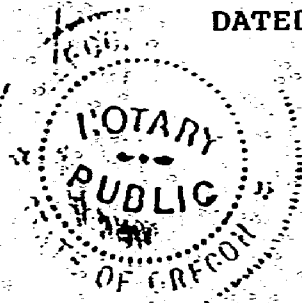
18 SCHWABE, WILLIAMSON & WYATT

19 By: 
20 Kurt F. Hansen, WSB # 14367
21 Of Attorneys for Seller
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1 STATE OF OREGON)
2 County of Multnomah) ss.

3 I certify that I know or have satisfactory evidence that
4 Kurt F. Hansen signed this instrument and acknowledged it to be
5 his free and voluntary act for the uses and purposes mentioned in
6 the instrument.

7 DATED this 2nd day of June, 1988.



8 *Rebecca Boscamp*
9 Notary Public for Oregon
10 Residing at: Portland, Oregon
11 My Appointment Expires: 4-20-91

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21 AFTER RECORDING
22 RETURN TO:

23 SCHWABE, WILLIAMSON, WYATT, MOORE & ROBERTS
24 ATTORNEYS AT LAW
25 SUITES 1600-1800, PACWEST CENTER
26 1211 S.W. FIFTH AVENUE
PORTLAND, OREGON 97204
(503) 222-9981

EXHIBIT A

In the State of Washington, County of Skamania:

PARCEL 1:

All that portion of the following described real property lying Northerly of the right of way acquired by the Spokane, Portland and Seattle Railway Company; Beginning at the Southwest corner of Section 27, Township 3 North, Range 8, East of the Willamette Meridian; thence North 48° East 186 feet; thence North 24° East 330 feet; thence North 78° East 458 feet; thence North 89° East 175 feet; thence South 71° East 164 feet; thence South 76° East 95 feet; thence South 78° East 151 feet; thence North 86° East 212 feet; thence North 37° East 127 feet; thence North 08° East 289 feet; thence North 44° West 44 feet; thence North 15° West 50 feet; thence North 11° East 140 feet; thence North 34° East 68 feet; thence North 26° East 100 feet; thence North 02° West 200 feet; thence North 07° East 100 feet; thence North 01° East 150 feet; thence North 02° East 100 feet; thence North 24° West 142 feet; thence North 14° West 60 feet; thence North 23° West 93 feet; thence North 26° West 100 feet; thence North 44° West 200 feet; thence North 47° West 116 feet; thence North 43° West 100 feet to oak tree standing near the Southwest corner of Hatchery Buildings; thence West 80 feet to Southwest corner of Hatchery grounds; thence West to East bank of Wind River; thence Southwesterly along said East bank of Wind River to the intersection with the Section line between Sections 27 and 28, Township 3 North, Range 8, East of the Willamette Meridian; thence South on said Section line to the point of beginning. EXCEPTING THEREFROM, that portion conveyed to the State of Washington by deed recorded December 30, 1926 in Book V, page 150, Skamania County Deed Records, ALSO EXCEPTING THEREFROM, that portion conveyed to the State of Washington by deed recorded January 21, 1955, in Book 39, page 176, Auditor's File No. 48132, Skamania County Deed Records; ALSO EXCEPTING THEREFROM that portion conveyed to the State of Washington by deed recorded October 3, 1983 in Book 82, page 752, Auditor's File No. 96470, Skamania County Deed Records, ALSO EXCEPTING THEREFROM, that portion conveyed to Skamania County, by deed recorded March 5, 1984 in Book 83, page 196, Auditor's File No. 97222, Skamania County Deed Records.

PARCEL 2:

Government Lot 3, Section 27, Township 3 North, Range 8, East of the Willamette Meridian.

EXHIBIT B

In the State of Washington, County of Skamania:

PARCEL 3:

Government Lot 2 of Section 26, Township 3 North, Range 9 East of the Willamette Meridian. ALSO all shorelands of the second class situate in front of, adjacent to or abutting upon Government Lot 2 of Section 26, Township 3 North, Range 9, East of the Willamette Meridian with a frontage of 22.13 lineal chains, more or less.

EXHIBIT C

In the State of Washington, County of Skamania:

PARCEL 4:

Lots 8, 9, and 10 of Block 2 FIRST ADDITION TO THE TOWN OF UNDERWOOD according to the official Plat thereof, recorded in Book A, page 19, Skamania County Plat Records; EXCEPT that portion thereof conveyed to the Spokane, Portland and Seattle Railway Company, by deed recorded January 22, 1906 in Book 1, page 413, Skamania County Deed Records.

PARCEL 5:

A tract of land in Government Lot 1 in Section 23, Township 3 North, Range 10 East of the Willamette Meridian described as follows: Beginning at the intersection of the Southerly right of way line of the Spokane, Portland and Seattle Railway Company with the West line of the said Section 23; thence South along the West line of said Section to the meander line of the Columbia River; thence following said meander line upstream to the West line of Lot 10 of Block 2 of the FIRST ADDITION TO THE TOWN OF UNDERWOOD according to the official Plat thereof; thence following the West line of the said Lot 10 and its prolongation North 06° 49' West to intersection with the Southerly line of said railroad right of way; thence following the Southerly line of said railroad right of way in a westerly direction to the point of beginning.

EXHIBIT D

In the State of Washington, County of Klickitat:

All shorelands of the second class, situate in front of adjacent to or abutting upon that portion of the government meander line described as follows:

Commencing on the meander line 16 chains South of the Section corner of Sections thirty-six (36), and twenty-five (25), Township three (3) North, Range eleven (11) East of the Willamette Meridian, and Sections thirty (30), and thirty-one (31), Township three (3) North, Range twelve (12) East of the Willamette Meridian, and running: thence along the meander line in front of said Section thirty six (36) Township three North, Range eleven (11) East of the Willamette Meridian, as follows: North 70° West 5.00 chains; West 3 chains; North 85° West 3.50 chains; West 12.50 chains; South 87 1/2° West 12.50 chains; South 83° West 7.50 chains; South 76° West 8.50 chains; South 84° West 7.50 chains; South 71° West 2.50 chains; South 58° West 10.50 chains; and South 53° West 3.00 chains, being a total of 76 chains, measured along said government meander line.