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BOOK 128 PAGE 325



Transamerica Title Insurance Company

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FILED FOR RECORD
SKAMANIA CO, WASH
BY Heather Reynolds

WHEN RECORDED RETURN TO

Name HEATHER REYNOLDS
Attorney at Law
Address #10 Sixth Street; Suite 214
City, State, Zip Astoria, OR 97103

Registered
Indexed, Dir
Abstract
Filed 5/4/92
Mailed

APR 24 2 56 PM '92
GARY M. OLSON

Notice of Intent to Forfeit

Pursuant to the Revised Code of Washington Chapter 61.30

TO WAYNE C. BUNKER and DIANA G. BUNKER, husband and wife
(Name)
1534 SE Holgate
(Address)
Portland, OR 97202
(City, State, Zip Code)

You are hereby notified that the Real Estate Contract described below is in default and you are provided the following information with respect thereto:

(a) The name, address and telephone number of the seller and, if any, the seller's agent or attorney giving the notice:
ROYAL S. ARCHER & NEOLAE ARCHER HEATHER REYNOLDS
(Seller's Name) (Agent's or Attorney's Name)
1309 246th Street #10 Sixth Street; Suite 214
Ocean Park, WA 98640 Astoria, OR 97103
(Address) (Address)
(206) 665-4207 (503) 325-8449
(Telephone Number) (Telephone Number)

(b) Description of the Contract: Real Estate Contract dated September 2, 1986, executed by Royal Archer and Neolae Archer, husband and wife, as seller, and Wayne C. Bunker and Diana G. Bunker, husband and wife as purchaser, which Contract or a memorandum thereof was recorded under No. 101791 on September 4, 1986, records of Skamania County, Washington.

(c) Legal description of the property:
Lot 6, of HIDE AWAY ON THE WASHOUGAL, according to the official plat thereof, on file and of record at page 151 of Book "A" of Plats, records of Skamania County, Washington.

(d) Description of each default under the Contract on which the notice is based:
1. Failure to pay the following past due items, the amounts and an itemization for which are given in (g) and (h) below:
contract payments and property taxes

2. Other defaults:

(e) Failure to cure all of the defaults listed in (g) and (h) on or before August 1, 1992, will result in the forfeiture of the Contract.

(f) The forfeiture of the Contract will result in the following:
1. 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;
2. the purchaser's rights under the Contract shall be cancelled;
3. all sums previously paid under the Contract shall belong to and be retained by the seller or other person to whom paid and entitled thereto;

Glenda J. Kimmel, Skamania County Assessor
By: [Signature] Parcel # 2-5-15-2-2-102

[Handwritten initials]

- 4. all improvements made to and unharvested crops on the property shall belong to the seller; and
- 5. 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 seller on August 11, 1992.
- (g) The following is a statement of payments of money in default (or, where indicated, an estimate thereof) and for any defaults not involving the failure to pay money the action(s) required to cure the default:

1. Monetary Delinquencies:

Item	Amount
<u>Contract payments plus interest</u>	\$ <u>807.13</u>
<u>repayment to Seller for property taxes paid</u>	\$ <u>272.41</u>
_____	\$ _____
_____	\$ _____
_____	\$ _____
TOTAL:	\$ <u>1,079.54</u>

2. Action(s) required to cure any non-monetary default:

Pay Skamania County for past due property taxes

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

Item	Amount
1. Cost of title report	\$ _____
2. Service/posting of Notice of Intent to Forfeit (estimated)	\$ <u>13.00</u>
3. Copying/postage	\$ <u>3.00</u>
4. Attorney's fee	\$ <u>270.00</u>
5. Long distance phone charges	\$ <u>10.00</u>
6. Late charges	\$ _____
7. Recording fees estimate	\$ <u>8.00</u>
8. _____	\$ _____
TOTAL:	\$ <u>304.00</u>

The total amount necessary to cure the default is the sum of the amounts in (g) (1) and (h), which is \$ 1,383.54 plus the amount of any payments and late charges which fall due after the date of this Notice of Intent to Forfeit and on or prior to the date the default is cured. Monies required to cure the default may be tendered to Heather Reynolds, attorney for Sellers at the following address:

#10 Sixth Street; Suite 214
Astoria, OR 97103

- (i) The purchaser or any person claiming through the purchaser has the right to contest the forfeiture or to seek an extension of time to cure the default, or both, by commencing a court action prior to August 1, 1992.

NO EXTENSION IS AVAILABLE FOR DEFAULTS WHICH ARE A FAILURE TO PAY MONEY.

(j) Additional Information:

EARLIER NOTICE SUPERSEDED: This Notice of Intent to Forfeit supersedes any Notice of Intent to Forfeit which was previously given under this Contract and which deals with the same defaults.

DATED this 23 day of April, 1992.

Heather Reynolds

(Signature)

STATE OF OREGON }
COUNTY OF Clatsop } ss.

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

GIVEN under my hand and official seal this
23 day of April, 1992.

ADDITIONAL SEAL
KAY HEDGES
NOTARY PUBLIC - OREGON
COMMISSION NO. 258043
Notary Public in and for the State of Oregon
residing at ASTORIA
My appointment expires: 7-16-94

STATE OF WASHINGTON }
COUNTY OF _____ } ss.

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____

and _____
to me known to be the _____ President and _____ Secretary, respectively, of _____ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____ authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington,
residing at _____
My appointment expires: _____