

Mr. Robert K. Leick
Skamania County Prosecuting
Attorney
July 19, 1990
Page Two

A copy of the note and mortgage are enclosed. The promissory note provides that our client shall be reimbursed for all attorneys' fees and costs incurred by her in collecting upon the underlying debt or any portion thereof.

The debt owed our client under the promissory note, including interest, attorney fees and costs to date is as follows:

Principal	\$ 4,200.00
Interest at the rate of 8% from January 2, 1981 through August 27, 1989, the date of maturity	\$ 2,907.69
Interest upon principal and accured interest through the date of this letter	\$ 3,894.00
Litigation Guarantee	\$ 171.20
Long distance telephone and recording fee	\$ 13.90
Attorneys' fees to date, excluding preparation of this letter	\$ 1,000.21
TOTAL	\$12,387.00

By this letter, Ms. Kallas makes demand upon Skamania County for the total amount to which she is entitled under the note.

Ms. Kallas has authorized us to negotiate a settlement of this case with the County and is willing to assign to the County all of her rights under the promissory note and mortgage. The real property at issue is now listed with Stacy Realty for a selling price of \$68,500.00. Personnel at Stacy Realty have advised that they believe the asking price may be low. According to our calculations, as set out above, the total debt encumbering the property, including our client's but excluding taxes now due is \$63,887.00. Assuming that the County purchased at the foreclosure sale and then was able to resell the property for \$68,500.00, the County could come out ahead in the final analysis.