

101418

## NOTICE OF INTENT TO FORFEIT

PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.30

TO:

DENNIS D. SCHULTZ  
P.O. Box 723  
Carson, Wa.

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY JOHN R. FOX  
LAW OFFICE  
Jul 3 12 37 PM '85  
d. New, Dep.  
AUDITOR  
GARY M. OLSON

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 notice:

HARRY A. & VIVIAN HARTELOO  
SELLER

JOHN R. FOX  
ATTORNEY

15018 N.E. 319th Street

P.O. Box 5

Battle Ground, Wa. 98604  
ADDRESS

Battle Ground, Wa. 98604-0005  
ADDRESS

687-2633

TELEPHONE NUMBER

(206) 687-3149

TELEPHONE NUMBER

(b) Description of Contract: Real Estate Contract dated July 30, 1985, executed by HARRY A. & VIVIAN HARTELOO, husband and wife, as seller, and DENNIS D. SCHULTZ, a single man, as purchaser, which Contract or a memorandum thereof was recorded under No. 99689 8/4/85 on July 31, 1985, records of Skamania County, Washington.

(c) Legal description of property:

A tract of land in Lot 8 of Oregon Lumber Company's subdivision, according to the official plat thereof on file and of record at page 29 of Book "A" of Plats, Records of Skamania County, Washington, in Section 14, Township 3 North, Range 9 East of the Willamette Meridian, more particularly described as follows:

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Page ONE

JOHN R. FOX  
CHARLES J. KINNUNEN  
ATTORNEYS AT LAW  
JOHN R. FOX LAW OFFICE  
P. O. BOX 5  
BATTLE GROUND, WASHINGTON 98604-0005  
TELEPHONE (206) 687-3149

Registered S  
Indexed S  
Indirect S  
Filed  
Mailed

1 Beginning at the Northwest corner of the said lot 8; thence South  
 2 150 feet; thence East 286 feet; thence North 150 feet to  
 3 intersection with the North line of said Lot 8; thence West along  
 4 said North line 286 feet to the point of beginning.  
 5  
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14 (d) Description of each default under the Contract  
 15 on which the notice is based:

16 1. Failure to pay the following past due items, the  
 17 amounts and an itemization for which are given in (g) and (h)  
 18 below: ~~\$6,000.00 balloon payment due 10/1/85, monthly payments due for~~  
 19 ~~April, May and June, 1986 in the sum of \$355.00, delinquent 1986 real~~  
 20 ~~property taxes in the sum of \$312.87, plus penalties and interest~~  
 21  
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23 2. Other Defaults:  
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29 (e) Failure to cure all of the defaults listed in (g) and  
 30 (h) on or before October 13, 1986, will result in the  
 31 forfeiture of the Contract.  
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(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;

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Page TWO

JOHN R. FOX  
 CHARLES J. KINNUNEN  
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 P. O. BOX 9  
 BATTLE GROUND, WASHINGTON 98604-0009  
 TELEPHONE (206) 687-3149

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 October 24,, 19 86.

(g) The following is a statement of money in default, or 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
Balloon payment due 10/1/85	6,000.00
Monthly payments due for April, May and June, 1986 in the sum of 355.00 each	1,065.00
Delinquent 1986 real property taxes	312.87, plus interest & penalties
TOTAL:	7,377.87, plus penalties & interest

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

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

ITEM	AMOUNT
1. Costs of title report	288.02
2. Service/posting of Notice of Intent to Forfeit (estimated)	20.00
3. Copying/postage	25.00
4. Attorney's fees	350.00
5. Long Distance Phone charges	5.00
6. Late charges	
7. Recording fees	20.00
8.	

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Page THREE

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1 TOTAL: 708.02

2 The total amount necessary to cure the default is in the  
3 sum of the amounts in (g) (1) and (h), which is \$ 8,085.89,  
4 plus the amount of any payments and late charges which fall due  
5 after the date of this Notice of Intent to Forfeit and on or prior  
6 to the date the default is cured. Monies required to cure the  
7 default may be tendered to: JOHN R. FOX, ATTORNEY AT LAW, at  
8 the following address: P.O. Box 5, Battle Ground, Washington  
9 98604-0005.

10 (i) The purchaser or any person claiming through the  
11 purchaser has the right to contest the forfeiture or to seek an  
12 extension of time to cure the default, or both, by commencing a  
13 court action prior to October 13, 1986.

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

16 (j) Additional Information:

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22 Dated this 1st day of July, 19 86.

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28 STATE OF WASHINGTON )  
29 ) ss:  
30 County of Clark )

31

32 On the first day of July, 19 86,  
33 JOHN R. FOX, known to me to be the person who signed the foregoing  
34 NOTICE OF INTENT TO FORFEIT, personally appeared before me and  
35 acknowledged that he signed the same as his free and voluntary act  
36 and deed.

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38 GIVEN under my hand and seal this 1st day of July,

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Page FOUR

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Carolyn M. Craig  
NOTARY PUBLIC in and for the State  
of Washington, residing at:  
Vancouver  
My Commission expires: 2/15/89