

FILED FOR RECORD
 S. J. L. WASH
 BY *Landerholm, Memovich*
Lansverk & Whitesides P.S.
 JAN 22 12 14 PM '91
P. Lowry

NOTICE OF INTENT TO FORFEIT

PURSUANT TO THE REVISED CODE OF WASHINGTON
 CHAPTER 61.30

GARY H. OLSON

TO:

Ray Talley
 P.O. Box 433
 Washougal, WA 98671

Occupant
 M.P. 0.11L
 Washougal, WA 98671

Jane Doe Talley
 P.O. Box 433
 Washougal, WA 98671

Office of Support Enforcement
 111 W. 39th Street
 P.O. Box 4269
 Vancouver, WA 98660

Ray Talley
 P.O. Box 280
 Fortine, MT 59918

Attorney General
 Highways-Licenses Building
 7th Floor
 12th & Franklin Street
 Olympia, WA 98504

Jane Doe Talley
 P.O. Box 280
 Fortine, MT 59918

Risk Management Dept.
 General Administration Building
 Olympia, WA 98504

Ray Talley
 M.P. 0.11L
 Washougal, WA 98671

Department of Social & Health
 Services
 613 W. Evergreen Blvd.
 Vancouver, WA 98660

Jane Doe Talley
 M.P. 0.11L
 Washougal, WA 98671

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 the seller's agent or attorney giving the notice:

Seller's Name:
 Seller's Address:

ROBERT STANLEY WRIGHT
 2401 N.E. Everett
 Camas, WA 98607
 (206) 834-6099

Seller's Telephone No.:

Attorney's Name:

ELIZABETH A. PERRY
 LANDERHOLM, MEMOVICH, LANSVERK
 & WHITESIDES, INC., P.S.

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Indirect	1
Filmed	1/25/91
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NOTICE OF INTENT TO FORFEIT - 1
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SALE OF LAND
 TREASURY OF WASHINGTON COUNTY

LAW OFFICES OF
 Landerholm, Memovich,
 Lansverk & Whitesides, Inc. P.S.
 Broadway at Evergreen, Suite 400
 P.O. Box 1068
 Vancouver, Washington 98668
 (206) 834-3312

Clenda J. Kimmel, Granting County Assessor
 By SA, Parcel # 02-05-33-0-0-1520-00
 1/18/90

Attorney's Address: 915 Broadway, Suite 400
P. O. Box 1086
Vancouver, WA 98666-1086

Attorney's Telephone
No.: (206) 696-3312

- (B) Description of the Contract: Real Estate Contract dated March 8, 1988, executed by ROBERT STANLEY WRIGHT, as seller, and RAY TALLEY, as purchaser, which Contract or a memorandum thereof was recorded under Book 108, Page 670, Auditor's File No. 104809 on March 8, 1988, records of Skamania County, Washington.
- (C) Legal description of the property located in Skamania County, State of Washington:
- A tract of land located in the Northeast Quarter of the Southwest Quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as:
- Lot 1 of the Stanley Wright Short Plat as recorded in Book 2 of Short Plats on page 155, Skamania County Records.
- (D) Description of each default under the Contract on which the notice is based:
1. Failure to pay the balance due on the Real Estate Contract.
- (E) Failure to cure all of the defaults listed in (G) and (H) on or before April 24, 1991, 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, to the extent elected by seller, of all persons claiming through the purchaser or whose interests are otherwise subordinate to the seller's interest in the property 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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4. All of the purchaser's rights in all improvements made to the property and in unharvested crops and timber thereon shall belong to the seller.
 5. The purchaser and all other persons occupying the property whose interests are forfeited shall be required to surrender possession of the property, improvements and unharvested crops and timber to the seller ten (10) days after the declaration of forfeiture is recorded.
- (G) The following is a statement of the payments 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:

The principal due is \$3,503.17, plus interest at the rate of 10% per annum from 9/1/88 (9/1/88 to 1/16/91 = \$233.02).

TOTAL \$4,336.25

- (H) The following is a statement of other payments, charges, fees and costs (or, where indicated, an estimate thereof) to cure the defaults:

<u>Items</u>	<u>Amount</u>
1. Cost of title report	\$176.55
2. Service/posting of Notice of Intent to Forfeit (estimated)	\$25.00
3. Copying/postage	\$20.00
4. Attorney's Fee (estimated)	\$500.00
5. Long distance phone charges	\$10.00
6. Late charges	\$0.00
7. Recording Fees	\$11.00
TOTAL	\$742.55

The total amount necessary to cure the default is the sum of the amounts in (G)(1) and (H), which is \$5,078.80, plus the amount of interest accrued after the date of this Notice of Intent to Forfeit and prior to the date the default is cured. Monies required to cure the default may be tendered to the following person at the following address:

ELIZABETH A. PERRY
LANDERHOLM, MEMOVICH, LANSVERK
& WHITESIDES, INC., P.S.
915 Broadway, Suite 400

NOTICE OF INTENT TO FORFEIT - 3
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LAW OFFICES OF
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Broadway at Evergreen, Suite 400
P.O. Box 1088
Vancouver, Washington 98606
(206) 696-3312

P. O. Box 1086
Vancouver, WA 98666-1086


- (I) The recipient of this notice may have the right to contest the forfeiture or to seek an extension of time to cure the default if the default does not involve a failure to pay money, or both, by commencing a court action by filing and serving the summons and complaint before the declaration of forfeiture is recorded.

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

- (J) The person to whom this notice is given may have the right to request a court to order a public sale of the property. Such public sale will be ordered only if the court finds that the fair market value of the property substantially exceeds the debt owed under the contract and any other liens having priority over the seller's interest in the property. The excess, if any, of the highest bid at the sale over the debt owed under the contract will be applied to the liens eliminated by the sale and the balance, if any, paid to the purchaser. The court will require the person who requests the sale to deposit the anticipated sale costs with the clerk of the court. Any action to obtain an order for public sale must be commenced by filing and serving the summons and complaint before the declaration of forfeiture is recorded.

- (K) The seller is not required to give any person any other notice of default before the declaration which completes the forfeiture is given.

DATED this 17 day of January, 1991.


ELIZABETH A. PERRY
Of Landerholm, Memovich, Lansverk
& Whitesides, Inc., P.S.
Attorneys for Robert Stanley Wright
P. O. Box 1086
Vancouver, WA 98666-1086
(206) 696-3312
(503) 283-3393

NOTICE OF INTENT TO FORFEIT - 4
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STATE OF WASHINGTON)
County of Clark) ss.

I certify that I know or have satisfactory evidence that ELIZABETH A. PERRY is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath, stated that she was authorized to execute the instrument and acknowledged it as the attorney for ROBERT STANLEY WRIGHT to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: January 17, 1991

Cheryl Perry
Notary Public in and for the
State of Washington, residing
at Ridgely
My appointment expires: 2/10/93



NOTICE OF INTENT TO FORFEIT - 5
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