

111063

BOOK 122 PAGE 889

FILED FOR RECORD
SKAMANIA CO. WA
W. Kelpin & LawrenceDECLARATION OF FORFEITURE
OF REAL ESTATE CONTRACT

APR 4 3 01 PM '91

E. Mayfield

GARY R. HAINS

TO: GARY R. HAINS
DIANE J. HAINS
21113 Church Lake Drive
Sumner, WA 98390

The Real Estate Contract set forth below has been forfeited. Please read this Declaration carefully. Please contact an attorney if you do not understand it.

A. Sellers' name, address and telephone number are:

SAM G. HUFFORD and IRENE B. HUFFORD
9885 S.W. Regal Drive
Portland, Oregon 97225
(503) 292-8777

B. Real Estate Contract dated July 17th, 1985, by and between SAM S. HUFFORD and IRENE B. HUFFORD, husband and wife, as seller(s), and GARY R. HAINS and DIANE J. HAINS, husband and wife, as purchaser(s), recorded in Book 84 at page 853 under Skamania County Auditor's File No. 99631 on July 23rd, 1985.

C. Legal description of property:

A tract of land in the Southeast Quarter of the Southeast Quarter of Section 26, Township 2 North, Range 6 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point 68.5 feet, more or less, North of the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 26, said point being on the Northerly right of way line of State Road No. 14, as presently constructed and located; thence North along the East line on the Southwest Quarter of the Southeast Quarter of said Section 26, a distance of 800 feet, more or less; thence East 30 feet; thence South parallel with the East line on the Southwest Quarter of the Southeast Quarter of said Section 26, a distance of 286.4 feet; thence East 50 feet; thence South 30 feet; thence East 311.5 feet; thence in a Southeasterly direction 400 feet, more or less, to the North line of State Road No. 14, as presently constructed and located; thence in a Southwesterly direction along the North line of State Road No. 14, to the Point of Beginning.

SUBJECT TO the Rights of the Public in and to that portion lying within State Highway and Road.

SUBJECT TO an Easement for Utilities including the terms and provisions thereof recorded February 20, 1941 in Auditor's File No. 29931.

SUBJECT TO an Easement for Electric Power Lines including the terms and provisions thereof recorded July 6, 1942 in Book 29, Page 169.

Glenda J. Kimmel, Skamania County Assessor
By: [Signature] Parcel # 2-6-25-14-2300
4/4/91

REAL ESTATE EXCISE TAX

14220

APR 04 1991

PAID Example

SKAMANIA COUNTY TREASURER

Registered ☒
Indexed, Dir ☒
Indirect ☒
Filed 4-5-91
Mailed ☒

D. This Real Estate Contract is forfeited. The purchaser's rights under the contract are cancelled and all right, title and interest in the property of the purchaser and of all persons claiming an interest in the contract, the property, or any portion of either, are terminated.

E. All persons whose rights in the property have been terminated and who are in or come into possession of any portion of the property, including improvements and unharvested crops, are required to surrender such possession to the sellers not later than April 15th, 1991 (not less than ten (10) days after the Declaration of Forfeiture is recorded, or such longer period provided in the contract).

F. This Real Estate Contract was forfeited in compliance with the RCW 61.30.010 et seq. and any applicable provisions of the contract.

G. The purchasers and any person claiming any interest in the Purchasers' rights under the contract or in the property who are given the notice of intent to forfeit and the declaration of forfeiture have the right, for a period of sixty (60) days following the date the Declaration of Forfeiture is recorded, to commence a court action to set the forfeiture aside if the Sellers did not have the right to forfeit the contract or failed to comply with the applicable Washington statutes.

Date of this Declaration: April 2nd, 1991.

Sam G. Hufford
SAM G. HUFFORD, Seller

Irene E. Hufford
IRENE E. HUFFORD

SUBSCRIBED AND SWORN to before me this 2nd day of April, 1991.

Jessie K. Weaver
Notary Public in and for the
State of Oregon, residing
at Portland, Oregon.
4/25/91
Commission expires: 4/25/92