

FILED FOR RECORD
SKAMANIA CO. WASH.
BY CLARK COUNTY TITLE

116055

NOTICE OF INTENT TO FORFEIT

APR 22 2 19 PM '93

PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.30

GARY M. OLSON

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TO: JAMES B. RENNER
P.O. BOX 382
CARSON, WA 98610

JAMES B. RENNER
P.O. BOX 544
CARSON, WA 98610

JAMES B. RENNER
M.P. 10
SMITH-BECKON ROAD
CARSON, WA 98610

WESTERN BUILDERS AND
DESIGN CORPORATION
4907 N.E. 42ND AVENUE
PORTLAND, OR 97218

JANE DOE RENNER
P.O. BOX 382
CARSON, WA 98610

JANE DOE RENNER
P.O. BOX 544
CARSON, WA 98610

JANE DOE RENNER
M.P. 10
SMITH-BECKON ROAD
CARSON, WA 98610

CHRYSLER FIRST FINANCIAL
SERVICES, CORP.
P.O. BOX 25448
PORTLAND, OR 97225

Registered	
Indexed. Dir	
Indirect	
Filed	
Mailed	

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: JAMES GRANTLAND, as Successor
Trustee under the testamentary
trust of Evelyn L. Higginbotham
for the benefit of Janice L.
Higginbotham

Seller's Address: 204 W. Ninth Street
Medford, Oregon 97501

Seller's Telephone No.: (503) 773-8712

Attorney's Name: ELIZABETH A. PERRY
LANDERHOLM, MEMOVICH, LANSVERK
& WHITESIDES, INC., P.S.

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

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

NOTICE OF INTENT TO FORFEIT - 1

LAW OFFICES OF
Landerholm, Memovich,
Lansverk & Whitesides, Inc., P.S.
Broadway at Evergreen, Suite 400
P.O. Box 1086
Vancouver, Washington 98666
(206) 696-3312

4-21-93
Gordon, Kimmel, Skamania County Assessor
Parcel # 03 08 2 2 300 0

(B) Description of the Contract: Real Estate Contract dated July 6, 1988, executed by RAFF C. ANDERS, as trustee under the testamentary trust of Evelyn L. Higginbotham for the benefit of Janice L. Higginbotham, as seller, and JAMES B. RENNER, a single man, as purchaser, which Contract or a memorandum thereof was recorded under No. 105397, Book 110, page 21, on July 6, 1988, records of Skamania County, Washington.

(C) Legal description of the property located in Skamania County, State of Washington:

Lot 8 of the CHESTER R. NELSON SUBDIVISION in Section 21, Township 3 North, Range 8 East of the Willamette Meridian, according to the official plat thereof on file and of record at page 111 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: monthly payments, late charges and delinquent property taxes.
2. Other defaults: N/A

(E) Failure to cure all of the defaults listed in (G) and (H) on or before July 30, 1993, 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 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:

<u>Item</u>	<u>Amount</u>
Monthly payments in the amount of \$355.05 per month for the months of February 1992 through April 1993:	\$5,325.75
Accumulated Late Charges in the amount of \$17.75 per month:	248.50
TOTAL	\$5,574.25

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

Pay real estate taxes to the following person at the following address and provide proof of payment:

Skamania County Treasurer
240 N.W. Vancouver
Stevenson, WA 98648

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

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<u>Items</u>	<u>Amount</u>
1. Cost of title report	\$ 322.80
<u>ESTIMATED</u>	
2. Copying/postage	30.00
3. Attorney's Fee	1,200.00
4. Long distance phone charges	15.00
5. Recording Fees	11.00
 TOTAL	 \$1,578.80

The total amount necessary to cure the default is the sum of the amounts in (G)(1) and (H), which is \$7,153.05, 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 the following person at the following address:

ELIZABETH A. PERRY
LANDERHOLM, MEMOVICH, LANSVERK
& WHITESIDES, INC., P.S.
915 BROADWAY, SUITE 400
P.O. BOX 1086
VANCOUVER, WA 98666

- (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.

NOTICE OF INTENT TO FORFEIT - 4

LAW OFFICES OF
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P.O. Box 1086
Vancouver, Washington 98666
(206) 686-3312

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

(L) Additional Information: N/A.

DATED this 17 day of April, 1993.

Elizabeth A. Perry
ELIZABETH A. PERRY, WSBA #07284
Of Landerholm, Memovich, Lansverk
& Whitesides, Inc., P.S.
Attorneys for Seller
P. O. Box 1086
Vancouver, WA 98666-1086
(206) 696-3312
(503) 283-3393

STATE OF WASHINGTON)
) ss.
County of Clark)

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 James Grantland, Successor Trustee under the testamentary trust of Evelyn L. Higginbotham for the benefit of Janice L. Higginbotham, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: April 19, 1993

James L. Higginbotham
Notary Public in and for the
State of Washington, residing
at Vancouver
My appointment expires: 8/25/96



NOTICE OF INTENT TO FORFEIT - 5

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(206) 696-3312