

After Recording Return to:  
KIELPINSKI & ASSOCIATES, P.C.  
P.O. Box 510  
Stevenson, WA 98648

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *Kielpinski & Assoc*

MAR 30 3 08 PM '94

*P. Olson*  
AUDITOR  
GARY M. OLSON

119068

BOOK 142 PAGE 274

NOTICE OF INTENT TO FORFEIT  
REAL ESTATE CONTRACT  
RCW 61.30 et seq.

TO: RICHARD BECKMAN  
11141 S.E. Stark  
Portland, OR 97216

1. You and each of you are hereby notified that unless the default(s) hereinafter referred to under the Contract hereinafter referred to are cured on or before the forfeiture date hereinafter referred to, the legal owner of the property described in the Contract will elect to declare a forfeiture of and cancel the Contract.

2. The Contract herein referred to was executed in writing on July 6, 1993 by Joanna Louise Grammon, a single woman, as Seller, providing for the sale to Richard Beckman, a single man, as Purchaser, of the following-described real property situated in Skamania County, Washington:

The East 210 feet of the West 525 feet of the Southwest Quarter of the Southwest Quarter of Section 28, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, lying Northerly of the Centerline of the Existing Road.

EXCEPT that portion lying within Road.

SUBJECT TO an Easement for Pipeline, including the terms and provisions thereof, recorded in Book 41, Page 400, Skamania County Deed Records.

AND FURTHER SUBJECT TO an Easement for Road and Utilities over the South 30 feet, including the terms and provisions thereof, recorded April 16, 1973 in Book 65, Page 134, Skamania County Deed Records.

AND FURTHER SUBJECT TO an Easement for Transmission Lines, including the terms and provisions thereof, as disclosed by instrument recorded January 30, 1979 in Book 76, Page 100, Skamania County Deed Records.

The Contract was recorded July 8, 1993, in Book 136, Page 563, under Auditor's File No. 116695, Skamania County Deed Records, Stevenson, Washington.

3. The default herein referred to consist of the following:

Failure to notify Seller of intent to remove standing timber. (Paragraph 12.2)

4. The contract will be forfeited on June 28, 1994 if all defaults are not cured by that date.

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5. The effects of forfeiture include, to the extent applicable, that:

(a) All right, title and interest in the property of the Purchaser and, to the extent elected by the 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;

(b) The Purchaser's rights under the contract shall be canceled;

(c) 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;

(d) 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; and

(e) 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 days after the declaration of forfeiture is recorded.

6. In order to cure the default, you must pay the following amount:

(a) Liability	\$ 9,000.00
(b) 1994 Unpaid Taxes	\$ 194.44
(c) 1994 Fire Patrol	\$ 15.40
(Parcel No. 02-06-28-0-0-1600-00)	

TOTAL AMOUNT PAST DUE: \$ 9,209.84

7. In addition, the following payments, charges, fees and costs must be paid to cure the default if the default is cured before the Declaration of Forfeiture is recorded:

Description	Amounts
Title Report	\$ 197.95
Postage	2.29
Photocopies	3.00
Service of Process	- 0 -
Telephone Charges	- 0 -
Recording Fees	9.00
Attorney Fees	750.00
Other	- 0 -

TOTAL ADDITIONAL COSTS: \$ 962.24

8. The total amount required to cure the default is \$10,172.08, plus any payments or late charges which fall due after the date of this Notice and on or prior to the date the default is cured.

Payment required to cure the default must be delivered to:

KIELPINSKI & ASSOCIATES, P.C.  
Attorneys at Law  
40 Cascade Avenue-Suite 110  
Stevenson, WA 98648

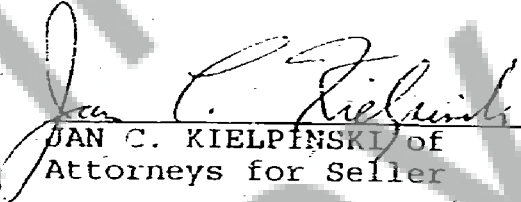
9. The person to whom this notice is given may have the right to contest the forfeiture, or to seek an extension of time to cure the default if the default does not involve a failure to pay money, or both, by commencing a court action by filing and serving the summons and complaint before the declaration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

10. 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 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.

11. The Seller is not required to give any person any other notice of default before the declaration which completes the forfeiture is given, except as follows:

- (a) Richard Beckman; and
- (b) Party or parties in possession

DATED this 30<sup>th</sup> day of March, 1994.

  
JAN C. KIELPINSKI OF  
Attorneys for Seller

KIELPINSKI & ASSOCIATES, P.C.  
40 Cascade Avenue-Suite 110  
P.O. Box 510  
Stevenson, WA 98648  
(509) 427-5665