

121422

BOOK 147 PAGE 828

Declaration of Forfeiture

Pursuant to the Real Estate Contract
Forfeiture Act, RCW Chapter 61.30, et seq., as Amended

FILED FOR RECORD
SKAMANIA CO, WASH
BY *Jack Udall*

TO: PAUL M. SANDBERG and PEGGY M. SANDBERG
7338 Beckwith Road
Morton Grove, Illinois 60053

JAN 6 3 38 PM '95
G. Lowry
AUDITOR
GARY M. OLSON

You are provided the following information:

A. THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE SELLER AND, IF ANY, THE SELLER'S AGENT OR ATTORNEY:

Seller: FRANK J. & NELDA GRAVES
PO Box 476
White Salmon, WA 98672
(509) 493-3935

Agent: JOSEPH L. UDALL
PO Box 858
Stevenson, WA 98648
(509) 427-5363

B. DESCRIPTION OF CONTRACT: Real Estate Contract dated November 20, 1979, executed by FRANK J. GRAVES and NELDA GRAVES, husband and wife, as Seller, and PAUL M. SANDBERG and PEGGY M. SANDBERG, husband and wife, as Purchaser, which Contract or memorandum thereof was recorded under Auditor's No. 89996, Receipt No. 7228 on November 30, 1979, records of Skamania County, Washington.

C. LEGAL DESCRIPTION OF THE PROPERTY:

A tract of land in Skamania County, Washington, Government Lot 5 of Section 8, Township 3 North, Range 8 east of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of said Government Lot 5; thence East 1,300 feet, more or less, to the East line of said Lot 5; thence South 442.2 feet; thence West 1,300 feet, more or less, to the West line of said Lot 5; thence North 442.2 feet to the Northwest corner of said Lot 5 and the true point of beginning.

EXCEPT that portion on the West line of said Lot 5 for Right of Way for Old State Road as traveled March 2, 1978.

D. FORFEITURE: The Contract described above is forfeited, and all the purchaser's rights under the Contract are canceled and all right, title and interest in the property of the purchaser and of all persons claiming an interest in all or any portion of the property through the purchaser, or which is otherwise subordinate to the seller's interest in the property are terminated.

Registered ☒
Indexed, via ☒
Indirect ☒
Filmed ☒
Mailed ☒

E. SURRENDER OF POSSESSION: 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, unharvested crops and timber) shall be required to surrender such possession to the sellers not later than January 16, 1995.

DECLARATION OF FORFEITURE - Page 1 of 2

JAN 10 1995
PAID *exempt*
G. Lowry
SKAMANIA COUNTY TREASURER

Skamania County Auditor
Parcel # 3-8-6-300
1/6/95
Dr. J. J.

- F. COMPLIANCE WITH STATUTORY PROCEDURE: The Contract forfeiture was conducted in compliance with all requirements of RCW Chapter 61.30, et seq. in all material respects and applicable provisions of the Contract described above.
- G. ACTION TO SET ASIDE: The Purchaser(s) and any person claiming any interest in the Purchaser's rights under the Contract or in the property who were given the Notice of Intent to Forfeit and this Declaration of Forfeiture have the right to commence a court action to set the forfeiture aside by filing and serving the Summons and Complaint within sixty (60) days after the date the Declaration of Forfeiture is recorded, if the sellers did not have the right to forfeit the Contract or fail to comply with the provisions of RCW Chapter 61.30 in any material respect.

H. ADDITIONAL INFORMATION:

None.

DATED: 1-6-95

Frank J. Graves
FRANK J. GRAVES, Seller

Nelda Graves
NELDA GRAVES, Seller

STATE OF WASHINGTON)
County of Skamania) ss.

FRANK J. GRAVES and NELDA GRAVES, husband and wife, being first duly sworn on oath, depose and say:

We are the Sellers in the foregoing matter. We have read the above Declaration of Forfeiture, know the contents thereof, and believe the same to be true.



Frank J. Graves
FRANK J. GRAVES, Seller

Nelda Graves
NELDA GRAVES, Seller

SUBSCRIBED AND SWORN to before me this 6th day of January, 1995

Douglas H. L. Hall
Notary Public for Washington
residing at Stevenson
My commission expires 9-26-97