

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY Kielpinski & Assoc

MAY 10 11 55 AM '96

*Olson*  
AUDITOR  
GARY M. OLSON

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

125222

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TO: KEEFE B. SWEDEN HOLLY G. SWEDEN  
171 Old Blaisdell Rd. 171 Old Blaisdell Rd.  
Carson WA 98610 Carson WA 98610

EQUIFAX ACCOUNTS RECEIVABLE SERVICES  
c/o Jeffrey A. Meehan  
Landerholm, Memovich, Lansverk et al.  
P.O. Box 1086  
Vancouver WA 98666

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 1, 1990 by Patrick J. Kellen and Joan F. Kellen, husband and wife, as Sellers, providing for the sale to Keefe B. Swedeen and Holly G. Swedeen, husband and wife, as Purchasers, of the following-described real property situate in Skamania County, Washington:

See Exhibit A attached hereto and incorporated herein.

The Contract was recorded under Auditor's No. 109592, Book 119, Page 642, records of Skamania County, Washington.

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

Real property taxes for 1993 (paid by Seller)	\$ 1,171.18
Past due real property taxes for 1994, including interest and penalties through 5/31/96	1,390.99

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GARY M. OLSON, Auditor  
5-10-96  
4-7-96  
3-4-1300

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6. In order to cure the default(s), you must pay the following amounts or take the following action:

TOTAL AMOUNT PAST DUE:

Real property taxes for 1993 (paid by Seller)	\$ 1,171.18
Past due real property taxes for 1994 through first 1/2 1996, including interest and penalties (through May 31, 1996)	3,195.01
Past due monthly payments for February through April 1996 @ \$615/month	1,845.00
Late charges @ \$25/month	75.00

TOTAL DEFAULT

\$ 6,286.19

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

Cost of:	
Title Report	\$ 422.65
Postage	9.21
Photocopies	7.00
Service of Process	0
Telephone Charges	10.00
Recording Fees	12.00
Attorney Fees	750.00
Other	0

TOTAL ADDITIONAL COSTS:

\$ 1,210.86

8. 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.



EXHIBIT A      BOOK 157 PAGE 102

Beginning at a point that is South  $89^{\circ} 40' 28''$  West 906.21 feet and North  $00^{\circ} 19' 32''$  West 600.34 feet from the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 23, Township 4 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, as measured along the South line of said Southwest Quarter of the Southeast Quarter and normal to said line; thence South  $82^{\circ} 05' 53''$  West to the centerline of Wind River; thence Northerly along said centerline 150 feet, more or less, to a point that bears South  $86^{\circ} 52' 13''$  West of a point that is South  $89^{\circ} 40' 28''$  West 932.43 feet and North  $00^{\circ} 19' 32''$  West 748.04 feet from the Southeast corner of said Southwest Quarter of the Southeast Quarter of Section 23 as measured along the South line of said Southwest Quarter of the Southeast Quarter and normal to said line; thence North  $86^{\circ} 52' 13''$  East to said point; thence North  $86^{\circ} 52' 13''$  East to the centerline of existing Boone (Pine Camp) Road; thence Southerly along the centerline of said existing road to a point that bears North  $82^{\circ} 05' 53''$  East of a point that is South  $89^{\circ} 40' 28''$  West 906.21 feet and North  $00^{\circ} 19' 32''$  West 600.34 feet from the Southeast corner of said Southwest Quarter of the Southeast Quarter of Section 23 as measured along the South line of said Southwest Quarter of the Southeast Quarter and normal to said line; thence South  $82^{\circ} 05' 53''$  West to the point of beginning.

EXCEPTING therefrom that portion lying South of the North line of Lot 10, BLAISDELL TRACTS, and West of the East bank of Wind River.

STATE OF WASHINGTON )  
County of Clark ) ss.

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I certify that I know or have satisfactory evidence that **Mayme A. Brown** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 9th day of May, 1996.

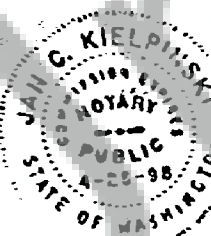


*Jan C. Kielpinski*  
JAN C. KIELPINSKI  
Notary Public in and for the  
State of Washington  
Commission expires: 4/28/98

STATE OF WASHINGTON )  
County of Clark ) ss.

I certify that I know or have satisfactory evidence that **Raymond L. Brown** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 9th day of May, 1996.



*Jan C. Kielpinski*  
JAN C. KIELPINSKI  
Notary Public in and for the  
State of Washington  
Commission expires: 4/28/98