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BOOK 166 PAGE 264

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

JUN 19 12 16 PM '97

G. Laury
AUDITOR
GARY H. OLSON

AFTER RECORDING MAIL TO:

Name Kristine M. Pizzuti
Attorney at Law
Address P O Box 667
City/State Oregon City OR 97045

Document Title(s): (or transactions contained therein)

1. Notice of Intent to Forfeit
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

Real estate contract recorded 8/16/96
Book 159, page 40, Skamania County WA records

☐ Additional numbers on page _____ of document



Grantor(s): (Last name first, then first name and initials)

1. Hamblet, Lisle M., deceased (seller)
- 2.
- 3.
- 4.
5. ☐ Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

1. Ashe, Timothy and Ashe, Shawne Bordeaux, husband and wife
- 2.
- 3.
- 4.
5. ☐ Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

N 168.66 feet of S 337.32 feet of SW QR of the NE QR of the SE
QR of Sec. 1, T 3 N., R 7 1/2 E of the WM., Skamania Co., WA

☐ Complete legal description is on page 1 of document

Assessor's Property Tax Parcel / Account Number(s):

Gary H. Martin, Skamania County Assessor
Date 6/15/97 Parcel # 3-7 1/2 - 1-1500
GM

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

NOTICE OF INTENT TO FORFEIT

PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.30.010 et seq

TO: Timothy Ashe
P.O. Box 100
Stevenson WA 98648

Shawne Bordeaux Ashe
P.O. Box 100
Stevenson WA 98648

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 attorney giving the notice are as follows:

Seller's Name
Lisle M. Hamblet, deceased
c/o P.O. Box 667
Oregon City, Oregon 97045

Attorney's Name
Sherrie Kaiser Goff
Post Office Box 667
Oregon City OR 97045
(503) 656-5200

- B. Description of the Contract:

Real Estate Contract dated August 12, 1996, executed by Lisle M. Hamblet as Seller, and Timothy Ashe and Shawne Bordeaux Ashe, husband and wife, as Purchasers which Contract or a memorandum thereof was recorded in Book 159, page 40 on August 16, 1996, records of Skamania County Washington.

- C. Legal description of the property:

The North 168.66 feet of the South 337.32 feet of the Southwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 1, Township 3 North, Range 7 1/2 East of the Willamette Meridian, in the County of Skamania, State of 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:

Failure to make monthly payments of \$300 per month commencing November 13, 1996, plus late fees
 2. Other defaults:

Failure to pay real property taxes
- E. Failure to cure all of the defaults listed in G and H on or before September 15, 1997, 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 of all persons claiming through the purchaser given this notice 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;
 4. All improvements made to and unharvested crops on the property shall belong to the seller; and
 5. The purchaser and all persons claiming through the purchaser given this notice shall be required to surrender possession of the property, improvements and unharvested crops to the seller on September 15, 1997.
- 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>
November 13, 1996 Payment	\$300.00
December 13, 1996 Payment	\$300.00
January 13, 1996 Payment	\$300.00
February 13, 1996 Payment	\$300.00
March 13, 1996 Payment	\$300.00
April 13, 1996 Payment	\$300.00
May 13, 1996 Payment	\$300.00
TOTAL:	\$2,100.00

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

None

H. The following is a statement of other payments, charges, fees and costs to cure the default:

<u>Item</u>	<u>Amount</u>
1. Cost of title report	\$ 272.85
2. Service/posting of Notice of Intent to Forfeit (estimated)	\$ 0.0
3. Copying/postage	\$ 41.39
4. Attorneys fees	\$ 1,485.00
5. Long distance phone charges	\$ 10.28
6. Late charges	\$ 105.00
7. Recording fees	\$ 11.00
8. Taxes in arrears	\$ 269.77
TOTAL:	\$ 2,195.29

The total amount necessary to cure the default is the sum of the amounts in G(1) and H, which is \$4,295.29 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:

Sherrie Kaiser Goff, Attorney at Law
Post Office Box 667
Oregon City OR 97045

116790

- I. The purchaser or any person claiming through the purchaser has the right to contest the forfeiture or to seek an extension of time to cure the default or both by commencing a court action prior to September 15, 1997.

NO EXTENSION IS AVAILABLE FOR DEFAULTS WHICH ARE A FAILURE TO PAY MONEY.

- J. Additional Information:

Payments for June 13, July 13, August 13, and September 13, 1997, will become due during interim and are expected to be paid in order to avoid forfeiture.

DATED this 12th day of June, 1997.

Sherrie Kaiser Goff
Sherrie Kaiser Goff (WSB #16291)
Attorney for Martin Hamblet and Tracy
A. Hamblet, Co-Personal
Representatives of the Estate of
Lisle M. Hamblet, deceased

STATE OF OREGON)
) ss.
County of Clackamas)

On this 12th day of June, 1997, personally appeared the above named Sherrie Kaiser Goff and acknowledged the foregoing Notice of Intent to Forfeit freely and voluntarily.



Before me:

Jane Ellison
Notary Public for Oregon
My Commission Expires: 8-28-99