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BOOK 168 PAGE 564

Return Address:  
Deborah M. Phillips P.C.  
Phillips Reynier & Smerfield  
P O Box 758  
Hood River, OR 97031

FILED FOR RECORD  
SKAGHANIA CO. WASH  
BY *Deborah M. Phillips PC*

AUG 26 1 43 PM '97

*P. Laury*  
AUDITOR  
GARY M. OLSON

Please Print or Type Information.

Document Title(s) or transactions contained therein: 1. Notice of Intent to Forfeit 2. 3. 4.
GRANTOR(S) (Last name, first, then first name and initials) 1. Phillips, Deborah M etal 2. Claflin, Ralph D. etux etal 3. DeWalt, Brent L. 4. <input type="checkbox"/> Additional Names on page _____ of document
GRANTEE(S) (Last name, first, then first name and initials) 1. DeWalt, Brent L. 2. State of WA, DSHS 3. Claflin, Ralph D. etux etal 4. <input type="checkbox"/> Additional Names on page _____ of document.
LEGAL DESCRIPTION (Abbreviated IE, Lot, Block, Plat or Section, Township, Range, Quarter/Quarter) Lot 2 of the Ralph Claflin Short Plat <input type="checkbox"/> Complete legal on page <u>1</u> of document.
REFERENCE NUMBER(S) Of Documents assigned or released: Vol 127 Pg 592 AF 113052 3/6/92 <input type="checkbox"/> Additional numbers on page _____ of document.
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER 04-09-26-0-0-0301-00 <input type="checkbox"/> Property Tax Parcel ID is not yet assigned. <input type="checkbox"/> Additional parcel #'s on page _____ of document.
The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.

200031

BOOK 168 PAGE 565

FILED FOR RECORD  
SKAMANIA CO. WASH.  
BY Deborah M. Phillips PC

AUG 26 1 42 PM '97

*J. Hawry*  
AUDITOR  
GARY M. OLSON

After recording return to:

Deborah M. Phillips, P.C.  
Phillips Reynier & Sumerfield  
P.O. Box 758/718 State Street  
Hood River, OR 97031

NOTICE OF INTENT TO FORFEIT  
PURSUANT TO THE REVISED CODE OF WASHINGTON  
CHAPTER 61.30

TO: BRENT L. DeWALT, State of Washington Department  
a single person ("Buyer") of Social and Health Services  
SSN [REDACTED] P.O. Box 4269  
P.O. Box 39 Vancouver, WA 98662  
Trout Lake, WA 98650 Case No. 709778

You are hereby notified that the Real Estate Contract ("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:

Ralph D. Claflin and  
Lois E. Claflin  
husband and wife,  
701 Country Club Road  
Hood River, OR 97031  
Telephone: (541)386-3450

Deborah M. Phillips, P.C.  
Attorney at Law  
718 State St./P.O. Box 758  
Hood River, OR 97031  
Telephone: (541)386-4264

- (b) Description of the Contract:

Real Estate Contract dated the 4th day of March, 1992, executed by RALPH D. CLAFLIN and LOIS E. CLAFLIN, husband and wife, as Seller, and BRENT L. DeWALT, a single person, as Buyer, recorded on the 6th day of March, 1992, in Book 127, Pages 592-595, under Skamania County Auditor's File No. 113052.

Gary M. Olson, Skamania County Auditor

- (c) Legal description of the property 4-26-97 Parcel # 49-26-301

A tract of land in the Northeast Quarter of the Southwest Quarter of Section 26, Township 4 North, Range 9 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 2 of the RALPH CLAFLIN SHORT PLAT, recorded in Book 3 of Short Plats, Page 18, Skamania County Records ("the Property").

- (d) Description of each default under the Contract on which the notice is based:

1. Failure to pay the annual payment due on March 4, 1997 and real property taxes, the amounts and an itemization for which are given in (g) and (h) below:

2. Other defaults: None known at this time.

- (e) Failure to cure the default on or before December 1, 1997, will result in the forfeiture of the Contract.

- (f) The forfeiture of the Contract will result in the following:

1. Buyer's right, title, and interest in the Property will be terminated;

1 - NOTICE OF INTENT TO FORFEIT

2. the right, title, and interest in the Property of others whose interests are subordinate to the Buyer will be terminated;
  3. the Buyer's rights under the Contract will be canceled;
  4. all sums previously paid under the Contract will be kept by and belong to the Seller or other person entitled to them;
  5. all improvements made to, and unharvested crops and timber located on, the Property will belong to the Seller; and
  6. the Buyer and all other persons occupying the Property will be required to surrender possession of the Property, improvements to the Property and unharvested crops and timber located on the Property to the Seller on December 1, 1997, if their interests have been forfeited.
- (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 default:

Monetary Delinquencies:

<u>Item</u>	<u>Amount</u>
Annual payment due on March 4, 1997	\$1,700.00
1996 real property sales taxes	\$90.29
Penalties on 1996 taxes	\$16.25
1997 real property sales taxes	\$233.07
Penalties on 1997 taxes	\$16.31
TOTAL:	\$2,055.92

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

<u>Item</u>	<u>Amount</u>
1. Cost of Title Report	\$197.95
2. Service/posting of Notice of Intent to Forfeit (estimated)	\$25.00
3. Copying/postage	\$5.00
4. Attorney's fees	\$550.00
7. Recording fees	\$10.00
TOTAL:	\$787.95

The total amount necessary to cure the default is the sum of the amounts in (g) and (h), which is \$2,843.87, 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. You must cure the default prior to December 1, 1997. Monies required to cure the default may be tendered to Deborah M. Phillips, P.C. at the following address: 718 State Street, Hood River, Oregon 97031.

- (i) You have a right to contest the forfeiture or seek an extension of time to cure the default, or both. If you wish to exercise this right, you must file a summons and complaint on the seller or seller's agent or attorney before a declaration of forfeiture is recorded.

NO EXTENSION OF THE TIME FOR CURE CAN BE GRANTED FOR



DEFAULTS THAT ARE A FAILURE TO PAY MONEY. However, you may not be in default if you have a claim against the seller that would release, discharge, or excuse the default.

(j) You have a right to request a court to determine whether a public sale of the property should be ordered. A public sale may be ordered if the court finds that the fair market value of the property substantially exceeds the sum of the debt owed under the contract and all liens on the property that have priority over the seller's interest. The excess, if any, of the highest bid at the sale over the amount owed on your contract will be applied to the liens eliminated by the sale and the balance, if any, paid to you. If you wish to request that a court make this determination, you must do so by filing and serving a summons and complaint before a declaration of forfeiture is recorded. If you made such a request, the court will require you to deposit the anticipated sales costs with the clerk of the court.

(k) No other notice of default will be sent to any person. The next notice that you receive will complete the forfeiture.

EARLIER NOTICE SUPERSEDED: This Notice of Intent to Forfeit supersedes any Notice of Intent to Forfeit previously given under this Contract.

DATED this 22nd day of August, 1997.

*Deborah M. Phillips*  
Deborah M. Phillips, P.C.  
Attorney for Sellers  
RALPH D. CLAFLIN and LOIS E. CLAFLIN, husband and wife

STATE OF Oregon )  
County of Hood River ) ss.

On this 22nd day of August, 1997, personally appeared before me the above named Deborah M. Phillips, and acknowledged the foregoing instrument to be her voluntary act and deed.

*Victoria Lynne Bigelow*  
NOTARY PUBLIC FOR Oregon  
My commission expires: 8-9-99

