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BOOK 176 PAGE 263

FILED FOR RECORD
SKAMANIA COUNTY WASH
BY Phillips, Reynier et al

Apr 27 4 26 PM '98

GARY M. OLSON
AUDITOR

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,
a single person ("Buyer")
SSN 538-46-6727
P.O. Box 39
Trout Lake, WA 98650

State of Washington Department
of Social and Health Services
P.O. Box 4269
Vancouver, WA 98662
Case Nos. 709778 and 962329

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 H. Martin, Skamania County Assessor

- (c) Legal description of the property Date 4-27-98 Parcel # 49-2-301

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, Assessor's parcel number 04-09-26-0-0-
0301-00, 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,
1998 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 August 1, 1998,
will result in the forfeiture of the Contract. SW

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HOOD RIVER, OREGON 97031
(541) 386-4264

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

1. Buyer's right, title, and interest in the Property will be terminated;
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 cancelled;
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 August 1, 1998, 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, 1998	\$1,700.00
1998 real property sales taxes	\$250.84
Fire Patrol for 1998	\$15.44
Estimated penalties and interest	\$30.00
TOTAL:	\$1,996.28

(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	\$246.10
2. Service/posting of Notice of Intent to Forfeit (estimated)	\$35.00
3. Copying, postage and certified mailing fees (estimated)	\$15.00
4. Attorney's fees	\$575.00
5. Recording fees (estimated)	\$16.00
TOTAL:	\$887.10

The total amount necessary to cure the default is the sum of the amounts in (g) and (h), which is \$2,883.38, 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 August 1, 1998. Monies required to cure the default may be tendered to Deborah M. Phillips, P.C. at the following address: 718 State

2 - NOTICE OF INTENT TO FORFEIT

PHILLIPS REYNIER & SUMMERFIELD
PO BOX 92
718 STATE STREET
HOOD RIVER, OREGON 97031
(541) 386-4204

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.

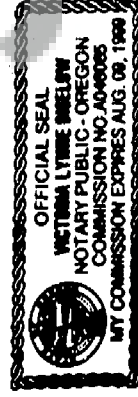
EARLIER NOTICE SUPERSEDED: This Notice of Intent to Forfeit supersedes any Notice of Intent to Forfeit previously given under this Contract.

DATED this 24th day of April, 1998.

STATE OF Oregon)
County of Hood River) ss.

On this 24th day of April, 1998, personally appeared before me the above named Deborah M. Phillips, and acknowledged the foregoing instrument to be her voluntary act and deed.

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



Victoria Lynn Bellamy
NOTARY PUBLIC FOR Oregon
My commission expires: 8.9.99