

132646

BOOK 180 PAGE 699

FILED FOR RECORD
SKAMANIA CO. WASH
BY Deborah Phillips

AUG 26 1 02 PM '93

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

Please forward the enclosed copy to:

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

REAL ESTATE EXCISE TAX

19730

AUG 26 1993

PAID exempt

SKAMANIA COUNTY TREASURER

DECLARATION OF FORFEITURE
PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.30.TO: BRENT L. DeWALT
P.O. Box 39
Trout Lake, WA 98650(a) The name, address and telephone number of the seller:Ralph D. Claflin and Lois E. Claflin
701 Country Club Road
Hood River, OR 97031
Telephone: (541) 386-3450

Registered	<input checked="" type="checkbox"/>
Indexed	<input checked="" type="checkbox"/>
Abstracted	<input checked="" type="checkbox"/>
Filed	<input checked="" type="checkbox"/>
Noted	<input checked="" type="checkbox"/>

(b) Description of 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.

(c) Legal description of property:

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) Forfeiture:

Gary H. Martin, Skamania County Assessor

Date 8-26-93 Parcel # 04092600030100

You are notified that the Contract described in paragraph (b) is forfeited with the following results:

1. the buyer's rights under the Contract are cancelled;
2. all right, title and interest of the buyer in the Property is terminated;
3. all right, title, and interest of any persons

claiming an interest in all or any portion of the Property through the buyer, or whose interest is subordinate to the seller's interest in the Property, are terminated.

(e) Surrender of possession:

Surrender of possession shall occur immediately upon recordation of this Declaration of Forfeiture. The rights of all persons in the Property are terminated upon recordation of this Declaration of Forfeiture.

(f) Compliance with statutory procedure:

The Contract forfeiture was conducted in compliance with all requirements of Chapter 31.30 RCW and the applicable provisions of the Contract described above.

(g) Action to set aside:

You have the right to bring an action to set aside this forfeiture if the seller did not have the right to forfeit the Contract or failed to comply with the provisions of Chapter 61.30 RCW in any material respect. If you wish to exercise this right, you must file and serve a summons and complaint on the seller or the person who signed the Declaration of Forfeiture not later than sixty days after the date this Declaration of Forfeiture is recorded.

DATED this 3rd day of August, 1998.

Ralph D. Claflin
RALPH D. CLAFLIN

Lois E. Claflin
LOIS E. CLAFLIN

STATE OF Oregon)
County of Hood River) ss.

On this 3rd day of August, 1998, personally appeared before me the above named Ralph D. Claflin and Lois E. Claflin, and acknowledged the foregoing instrument to be her voluntary act and deed.

Victoria Lynne Bigelow
NOTARY PUBLIC FOR Oregon
My commission expires: 8-5-99

