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Return Address:
John P. Hagensen
Attorney at Law
335 NE Fifth Avenue
Camas, Washington 98607

John Hagensen
Notary Public
GARY M. OLSON

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

Grantor: Richard L. Gadbaw and Beverly A. Gadbaw, husband and wife

Grantee: Jerry L. Reisinger and Cindy R. Reisinger, husband and wife

Legal Description: Section 6, Township 1 North, Range 5 East.

Reference No. of documents assigned or released: 106645

Additional reference on page 2 of document.

Assessor's Property Tax Parcel Account Number: 01-05-06-4-0-0500-00

TO: Jerry L. Reisinger	Jerry L. Reisinger	Occupant
Cindy R. Reisinger	Cindy R. Reisinger	2712 Belle Center Road
2712 Belle Center Road	8104 NE 142 nd Avenue	Washougal, WA 98671
Washougal, WA 98671	Vancouver, WA 98682	

YOU ARE HEREBY NOTIFIED that the Real Estate Contract described below is in default, and you are provided the following information with respect to:

1. The name, address and telephone number of the Seller and of Seller's attorney giving this notice is as follows:

SELLER

Richard L. & Beverly A. Gadbaw
38415 SE 46th Street
Washougal, WA 98671
(360) 835-9432

SELLER'S ATTORNEY

John P. Hagensen
Attorney at Law
335 N.E. Fifth Avenue
Camas, Washington 98607
(360) 834-3502

2. Description of the Contract: The Real Estate Contract referred to herein is dated March 1, 1989 executed by Richard L. Gadbaw and Beverly A. Gadbaw, husband and wife, as Seller, and Jerry L. Reisinger and Cindy R. Reisinger, as Purchaser. Said contract was recorded on March 2, 1989 in book 113, page 148, Auditor's File No. 106645, Skamania County, Washington, Deed Records.

3. The property which is the subject of the contract is described as follows:

A parcel of land located in the Southwest Quarter of the Southeast Quarter of Section 6, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

Lot 1 of the GADBAW SHORT PLAT, as recorded in Book 3 of Short Plats, page 66, Skamania County Records.

EXCEPT that portion conveyed to Skamania County by instrument recorded SEPTEMBER 6, 1974 in Book 67, page 576.

4. The default under the contract upon which this notice is based are as follows:

a. Failure to pay the remaining balance of the September, 1998 payment in the amount of \$123.75, and failure to pay the October, 1998 payment in the amount of \$565.00, and the November, 1998 payment in the amount of \$565.00, for a total due and owing for the months of September, October, and November, 1998, in the amount of \$1253.75

b. Failure to pay, when due, property taxes levied and assessed against the subject real property along with penalties and interest in the following amounts:

1997 taxes and fire patrol assessment, plus interest and penalties	\$1129.98
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1998 taxes and fire patrol assessment	\$434.03
Total Taxes	\$1,564.01

5. If all items of default are not cured by February 9, 1999, the afore described Real Estate Contract will be forfeited.

6. The forfeiture of the contract will result in the following:

- a. All right, title and interest in the property of the Purchaser and of all person claiming through the Purchaser or whose interests are otherwise subordinate to Seller's interest in the property shall be terminated;
- b. The Purchaser's rights under the contract shall be canceled;
- c. 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;
- d. All of the Purchaser's rights and all improvements made to the property and in unharvested crops and timber thereon shall belong to the Seller; and
- e. The Purchaser and all of the persons occupying the property whose interests are forfeited shall be required to surrender possession of the property, improvements and unharvested crops to the Seller ten (10) days after the Declaration of Forfeiture is recorded.

7. The following is a statement of the payments of money in default. There are no defaults not involving the failure to pay money:

- a. Failure to pay September, 1998 payment balance of \$123.75,
failure to pay October, 1998 payment of \$565.00, and
failure to pay November, 1998 payment of \$565.00

\$1,253.75

- b. Failure to pay property taxes and fire patrol assessment through October 1, 1998, plus interest and penalties.

\$1,564.01

Total delinquent payments \$2,817.76

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

a.	Recording of Notice of Intent to Forfeit (estimated):	\$ 15.00
b.	Service and/or posting of Notice of Intent to Forfeit (estimated):	\$ 50.00
c.	Copying and postage (estimated):	\$ 72.00
d.	Attorney's fees:	\$ 650.00
e.	Title Report:	\$ 288.90
f.	Publication costs (estimated):	-0-
Total Fees		<u>\$ 1,075.90</u>

9. The total amount necessary to cure the defaults is the sum of the delinquent payments and taxes in the amount of \$2,817.76, plus payment of charges, fees and costs of \$1,075.90, plus the amount of any payments, late charges and taxes 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 this default must be tendered to John P. Hagensen, Attorney at Law, at the following address: 335 N.E. Fifth Avenue, Camas, Washington, 98607.

10. Any 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

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Any action to obtain an order for public sale must be commenced by filing and serving the summons and complaint before the Declaration of Forfeiture is recorded.

12. The Seller is not required to give any person any other notice of default before the Declaration which completes this forfeiture is given. Such Declaration of Forfeiture will be given on or after February 9, 1999.

DATED this 2nd day of November, 1998.

John P. Hagensen
John P. Hagensen
Attorney for Seller

STATE OF WASHINGTON)
COUNTY OF CLARK) ss.

I certify that I know or have satisfactory evidence that JOHN P. HAGENSEN is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 2nd day of November, 1998.



John P. Hagensen
Notary Public
My appointment expires: December 31, 2000