

137061

Western United Life Assurance Company
Attn: Dawn Berry
601 W 1st Avenue
Spokane, WA 99201

BOOK 195 PAGE 664

FILED IN RECORD
SKAMANIA COUNTY WASH
BY SKAMANIA CO. T1111

DEC 20 12 57 PM '99

J. G. [Signature]
AUDITOR
GARY H. OLSON

5872 22909
A.P.N. - 01-05-11-1-00100-00

ACCOUNT REFERENCE: 940924/CLEMENS/M/DMB

DECLARATION OF FORFEITURE

PURSUANT TO THE REVISED CODE OF WASHINGTON
CHAPTER 61.30, ET. SEQ.

TO:
Bruce Clemens and
'Jane Doe' Clemens
27721 State Hwy 14
Washougal WA 98671

Real Estate Contract dated, January 1, 1996 executed by Walter Alan Mundi, as seller(s), and Bruce Clemens, as purchaser(s), which Contract or a memorandum thereof was recorded on January 16, 1996, under Auditor's File No. 124286, in Book 154, Page 889, records of Skamania County, Washington, which is legally described as follows:

See Attached Legal Description page 3
NE 1/4 SEC 11, T1N, R5E

The postal address of which it is more commonly known as:

27721 State Hwy 14
Washougal, WA 98671

Registered
Ordered
Date
No. 3

Western United Life Assurance Company has acquired the seller's interest in the aforementioned Real Estate Contract through a Deed and Seller's Assignment of Real Estate Contract, dated December 9, 1999.

Contract described above is forfeited, the purchaser's rights under the Contract are canceled and all right, title and interest in the property of the purchaser and of all persons claiming an interest in the Contract, the property or any portion of either through the purchaser, are terminated.

All persons whose rights in the property have been terminated and who are in or come into possession of any portion of the property (including improvements and unharvested crops) are required to surrender such possession to the seller not later than Friday, December 31, 1999.

The Contract forfeiture was conducted in compliance with all requirements of RCW 61.30, et. seq. and the applicable provisions of the Contract described above.

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The purchaser and any person claiming any interest in the purchaser's rights under the Contract or in the property who were given the Notice of Intent to Forfeit and the Declaration of Forfeiture have the right, for a period ending at 5:00 p.m. on Monday, February 21, 2000, to commence a court action to set aside the forfeiture, if the seller did not have the right to forfeit the Contract or failed to comply with the provisions of RCW 61.30, et. seq. in any material respect.

DATE AND TIME EFFECTIVE: 5:00 p.m., December 18, 1999.

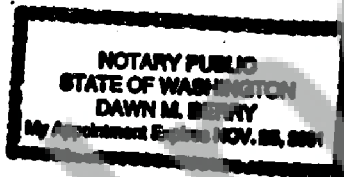
Seller:
Western United Life Assurance Company

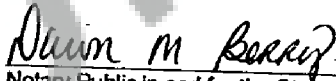

Reuel Swanson, Secretary

STATE OF WASHINGTON)
)ss.
County of Spokane)

On this day personally appeared Reuel Swanson, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 13 day of December, 1999.




Notary Public in and for the State of Washington,
Residing in Spokane.
My commission expires: 11/25/2001

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EXHIBIT "A"

940924

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN; DESCRIBED AS FOLLOWS;

BEGINNING AT POINT ON THE NORTH BOUNDARY OF THE NORTH BANK HIGHWAY RIGHT OF WAY WHICH IS SOUTH 85°52' WEST 195.5 FEET FROM THE NORTHWEST CORNER OF THE PROPERTY OWNED IN THE YEAR 1923 BY SCHOOL DISTRICT 9; THENCE NORTH 38°03' WEST 116 FEET ALONG THE OLD GUNTHER-GATTANINI ROAD; THENCE NORTH 8°01' WEST 150 FEET; THENCE 81°59' WEST 200 FEET; THENCE SOUTH 16°21' EAST ALONG A CREEK A DISTANCE OF 6 FEET FROM THE CENTER OF SAID CREEK A DISTANCE OF 100 FEET; THENCE SOUTH 32°01' EAST CONTINUING ALONG THE AFORESAID CREEK 6 FEET FROM ITS CENTER FOR A DISTANCE OF 166 FEET TO THE NORTH BOUNDARY OF THE NORTH BANK HIGHWAY RIGHT OF WAY; THENCE NORTH 83°29' EAST ALONG SAID NORTH RIGHT OF WAY 170 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED NOVEMBER 20, 1925. IN VOLUME U, PAGE 464, RECORDS OF SKAMANIA COUNTY, WASHINGTON.