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Return Recorded Instrument to:

John R. Briscoe
Landerholm, Memovich,
Lansverk & Whitesides, P.S.
PO Box 1086
Vancouver, WA 98666-1086

BOOK 225 PAGE 699

FILED FOR RECORD
SKAMMIS WASH

BY *Landerholm, Memovich
etal*

JAN 21 4 09 PM '02

O'Leary
AUDITOR

J. MICHAEL GARVISON

Document Title(s) (or transactions contained therein):
NOTICE OF INTENT TO FORFEIT

Reference Number(s) or Documents assigned or released:

Book 203, Page 571

Additional reference numbers on page _____ of document

Grantor(s) (Last name first, then first name and initials):

ANDERSON, LINDA ANN

JACKSON, II, ROBERT W.

PINKOWSKY, JON HAROLD

☐ Additional names on page _____ of document

Grantee(s) (Last name first, then first name and initials):

PROSCH, ELROY

☐ Additional names on page _____ of document

Legal Description (abbreviated: i.e. lot, block, plat or section, township, range):

LOT 1, BLOCK 3, PRINDLE PARK ESTATES

☐ Additional legal is on page _____ of document

Assessor's Property Tax Parcel/Account Number:

01-05-05-1-0-0300-00

☐ Assessor Tax Number not yet assigned

[Signature]
Recorded in _____
Filed _____
Said _____

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

TO:

LINDA ANN ANDERSON
3311 CANYON CREEK RD
WASHOUGAL WA 98671

LINDA ANN ANDERSON
PO BOX 301574
PORTLAND OR 97294-9574

ROBERT W. JACKSON, II
3311 CANYON CREEK RD
WASHOUGAL WA 98671

JON HAROLD PINKOWSKY
3311 CANYON CREEK RD
WASHOUGAL WA 98671

JOHN DOE ANDERSON
3311 CANYON CREEK RD
WASHOUGAL WA 98671

JOHN DOE ANDERSON
PO BOX 301574
PORTLAND OR 97294-9574

JANE DOE JACKSON
3311 CANYON CREEK RD
WASHOUGAL WA 98671

JANE DOE PINKOWSKY
3311 CANYON CREEK RD
WASHOUGAL WA 98671

You are hereby notified that the Real Estate 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, if any, the seller's agent or attorney giving the notice:

| | |
|-------------------------|---|
| Sellers' Name: | Elroy Prosch |
| Sellers' Address: | 3540 NE 119th Street Portland, OR 97220 |
| Sellers' Telephone No.: | (503) 255-7373 |
| Attorney's Name: | John R. Briscoe LANDERHOLM, MEMOVICH, LANSVERK & WHITESIDES, PS |
| Attorney's Address: | 915 Broadway, Suite 300 P. O. Box 1086 Vancouver, WA 98666-1086 |

NOTICE OF INTENT TO FORFEIT - 1
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LAW OFFICES OF
LANDERHOLM, MEMOVICH,
LANSVERK & WHITESIDES, P.S.
Broadway at Evergreen
P.O. Box 1086
Vancouver, Washington 98666
(360) 696-3312

Attorney's Telephone

No.:

(360) 696-3312

(B) Description of the Contract: Real Estate Contract dated October 12, 2000, executed by Elroy Prosch, as seller, and Linda Ann Anderson, Robert William Jackson II, and Jon Harold Pinkowsky, as purchasers, which Contract or a memorandum thereof was recorded under Book 203, Page 571 of the records of Skamania County, Washington.

(C) Legal description of the property located in Skamania County, State of Washington:

Lot 1, Block 3, PRINDLE PARK ESTATES, according to the plat thereof, recorded in Book "A" of plats, page 131.

EXCEPT that portion of Lot 1, Block 3, PRINDLE PARK ESTATES, according to the plat thereof, recorded in Book "A" of plats, page 131, described as follows:

COMMENCING at the Northeast corner of said Lot 1; and running thence Westerly along the North line of said Lot 1 a distance of 40 feet; thence Southerly in a straight line to a point in the center of Canyon Creek which is 40 feet Westerly when measured along said creek from the Southeast corner of said Lot 1; thence Easterly along said Canyon Creek to the Southeast corner of Lot 1, thence Northerly along the East line of said Lot 1 to the Point of Beginning.

RESERVING HOWEVER, unto the Grantors, theirs heirs and assigns an easement for roadway over the West 20 feet of the Northerly 130 feet thereof.

Including Personal Property: Mobile home and metal lathe.

Tax Parcel No. 01-05-05-1-0-0300-00

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

1. Failure to pay the following past due items, the amounts and an itemization for which are given in (G) and (H) below: **\$16,557.50.**
2. Other defaults: Payment of Delinquent Real Estate Taxes

NOTICE OF INTENT TO FORFEIT - 2
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P.O. Box 1086
Vancouver, Washington 98666
(360) 696-3312

(E) Failure to cure all of the defaults listed in (G) and (H) on or before **OCTOBER 4, 2002**, will result in the forfeiture of the Contract.

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

1. All right, title and interest in the property of the purchaser and, to the extent elected by seller, of all persons claiming through the purchaser or whose interests are otherwise subordinate to the seller's interest in the property shall be terminated.
2. The purchaser's rights under the Contract shall be cancelled.
3. 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.
4. All of the purchaser's rights in all improvements made to the property and in unharvested crops and timber thereon shall belong to the seller.
5. The purchaser and all other persons occupying the property whose interests are forfeited shall be required to surrender possession of the property, improvements and unharvested crops and timber to the seller ten (10) days after the declaration of forfeiture is recorded.

(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 the default:

1. Monetary delinquencies:

| <u>Item</u> | <u>Amount</u> |
|--|---------------|
| Delinquent Payments from 3/15/00 to 7/15/00 in the amount of \$650.00 each: | \$ 3,250.00 |
| Delinquent Payments from 10/15/00 to 11/15/00 in the amount of \$650.00 each: | \$ 1,300.00 |
| Delinquent Payment for 01/15/01: | \$ 650.00 |
| Delinquent Payments from 04/15/01 to 08/15/01 | |

NOTICE OF INTENT TO FORFEIT - 3
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Vancouver, Washington 98666
(360) 696-3312

in the amount of \$650.00 each: \$ 3,250.00

Delinquent Payments from 10/15/01 to 12/15/01:
in the amount of \$650.00 each: \$ 1,950.00

Delinquent Payments from 02/15/02 to 06/15/02
in the amount of \$650.00 each: \$ 3,250.00

Late Fees (5% of Delinquent Payments): \$ 682.50

TOTAL DELINQUENT PAYMENTS: \$14,332.50

2. Action(s) required to cure any non-monetary default:

Payment of delinquent Real Estate Taxes to Skamania County
Treasurer and provide receipt.

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

| Items | Amount |
|---|-------------------|
| 1. Cost of title report (estimated) | \$ 600.00 |
| 2. Service/posting of Notice of Intent to Forfeit (estimated) | -0- |
| 3. Copying/postage (estimated) | 100.00 |
| 4. Attorney's Fee (estimated) | 1,500.00 |
| 5. Recording Fees (estimated) | 25.00 |
| ESTIMATED TOTAL: | \$2,225.00 |

The total amount necessary to cure the default is the sum of the amounts in (G)(1) and (H), which is \$16,557.50, 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. Monies required to cure the default may be tendered to the following person at the following address:

JOHN R. BRISCOE
Of Landerholm, Memovich, Lansverk & Whitesides, P.S.
915 Broadway - P. O. Box 1086, Vancouver, WA 98666-1086

NOTICE OF INTENT TO FORFEIT - 4
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LAW OFFICES OF
LANDERHOLM, MEMOVICH,
LANSVERK & WHITESIDES, P.S.
Broadway at Evergreen
P.O. Box 1086
Vancouver, Washington 98666
(360) 696-3312

- (I) The recipient of this notice 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 before the declaration of forfeiture is recorded.

NO EXTENSION IS AVAILABLE FOR DEFAULTS WHICH ARE A FAILURE TO PAY MONEY.


- (J) The person to whom this notice is given may have the right to request a court to order a public sale of the property. Such public sale will be ordered only if the court finds that the fair market value of the property substantially exceeds the debt owed under the contract and any other liens having priority over the seller's interest in the property. The excess, if any, of the highest bid at the sale over the debt owed under the contract will be applied to the liens eliminated by the sale and the balance, if any, paid to the purchaser. The court will require the person who requests the sale to deposit the anticipated sale costs with the clerk of the court. 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.

- (K) The seller is not required to give any person any other notice of default before the declaration which completes the forfeiture is given.

- (L) Additional Information: Not Applicable

EARLIER NOTICE SUPERSEDED: This Notice of Intent to Forfeit supersedes any Notice of Intent to Forfeit which was previously given under this Contract and which deals with the same defaults.

DATED this 19th day of June, 2002.


JOHN R. BRISCOE, WSBA# 23807
Of Landerholm, Memovich,
Lansverk & Whitesides, P.S.
Attorneys for Elroy Prosch
P. O. Box 1086
Vancouver, WA 98666-1086
(360) 696-3312 & (503) 283-3393

NOTICE OF INTENT TO FORFEIT - 5
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LAW OFFICES OF
LANDERHOLM, MEMOVICH,
LANSVERK & WHITESIDES, P.S.
Broadway at Evergreen
P.O. Box 1086
Vancouver, Washington 98666
(360) 696-3312

STATE OF WASHINGTON)

) ss.

County of Clark)

I certify that I know or have satisfactory evidence that John R. Briscoe is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath, stated that he was authorized to execute the instrument and acknowledged it as the attorney for Elroy Prosche to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

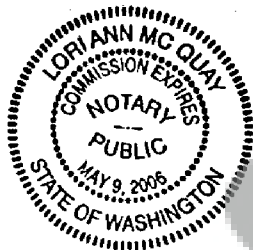
DATED:

June 19, 2002

Lori Ann McQuay

Notary Public for the State of Washington
Residing in the County of Clark

My appointment expires: 5-9-06



NOTICE OF INTENT TO FORFEIT - 6
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LAW OFFICES OF
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