IND. ✓
REC. ✓
PAGE ✓

FILED NO. 977
BOOK 109 PAGE 480
1979 DEC -4 PM 4:18
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee 9.00

AFFIDAVIT

STATE OF IOWA :
:ss
COUNTY OF MADISON :

I, Paul Thompson, being first duly sworn on oath depose and say: That I am the duly appointed, qualified and acting Executor under the Will of Merrel D. Thompson, deceased; that I and Loraine Thompson caused a Notice of Forfeiture of Real Estate Contract to be served upon Loretta K. Bordelon, a copy of which Notice is attached hereto and by this reference made a part hereof, with proof of service endorsed thereon; and that the said Loretta K. Bordelon has failed to perform the conditions as to which there was a default at the time of the service of said Notice and, that more than thirty (30) days have elapsed since said Notice was served.

Paul Thompson

Subscribed and sworn to before me by the said Paul Thompson on this 1st day of December, 1979.

Notary Public in and for the State of Iowa

IOWA STATE BAR ASSOCIATION
Official Form No. 8 (Trade Mark Reg'd State of Iowa, 1967)

FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

9:00

TO: Loretta K. Bordelon
14694 Antioch Road
Central Point, Oregon 97502

You and each of you are hereby notified:

(1) That the written contract dated June 13, 19 79, and executed by Paul Thompson, Executor Under the Will of Merrel D. Thompson, aka Merrel Thompson and Loraine Thompson as Vendors and Loretta K. Bordelon as Vendees

for the sale of the following described real estate:

South 24 1/2 acres of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) of Section Twenty (20), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

has not been complied with, in respect to the terms and conditions of said contract in the following specific particulars:

(a) You have failed to pay the balance of the purchase price due October 1, 1979	$37,000.00
(b) Interest is called for by the contract from July 15, 1979 to October 1, 1979, which interest would be in the sum of $546.70, of which you have paid $431.66, leaving a balance unpaid of	115.04
(c)	
(d)	
Total	$37,115.04

(2) That said contract will stand forfeited and cancelled as by its terms and provisions it may be, unless the parties in default* within 30 days after the completed service of this notice, shall perform the said terms and conditions in default, and in addition pay the reasonable costs of serving this notice.

*If service of this notice is by publication rather than by personal service, use a fixed date. The Title Standards Committee, so far, has not come to an agreement as to whether Code Sections 656.2 and 656.3 permit any procedure other than the use of a fixed date.

CHAPTER 656
CODE OF IOWA

Loraine Thompson
Paul Thompson, Executor under the Will of Merrel D. Thompson, aka Merrel Thompson, Deceased
Vendors (or Successors in Interest)

WEBSTER, JORDAN, OLIVER & WALTERS
By _____
Lewis H. Jordan Their Attorney
Address: Farmers & Merchants State Bank Bldg.
Winterset, Iowa 50273

Please type or print names under signatures as per Section 335.2 Code of Iowa

ACKNOWLEDGEMENT OF SERVICE

The undersigned, on the date hereinafter set forth, hereby acknowledge due, timely and legal service of the foregoing notice, and acknowledge receipt of copy thereof at the time and place set opposite our respective names.

	Date of Service	Place of Service

DEED REC. 109

IN THE _____ COURT OF THE STATE IOWA

IN AND FOR THE COUNTY OF _____

PAUL THOMPSON, EXECUTOR UNDER THE WILL OF)
)
MERREL D. THOMPSON AKA MERREL THOMPSON)
)
AND LORAINE THOMPSON)

vs.

AFFIDAVIT OF SERVICE

LORETTA K. BORDELON)
)
)
)
)

STATE OF OREGON)
) ss.
COUNTY OF JACKSON)

I, WALTER K. KENDALL, JR. , being first duly sworn on oath, depose and state: That I am now and at all times herein mentioned, am a citizen of the United States of America , a Deputy Sheriff of Jackson County, Oregon, over the age of 21 years, not a party to the above-entitled action, and competent to be a witness therein;

That I served LORETTA K. BORDELON

of 14694 Antioch Rd., Central Point, Oregon

within named defendant/respondent(s) with NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

at the hour of 9:55 O'clock A .m. on the 18 day of October , 19 79 , by delivering to and leaving with the said

LORETTA K. BORDELON

(and to each of them) personally and in person true copies of the

NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

W K Kendall

Subscribed to and sworn to before me this 25 day of October ,1979 .

Josephine M. Krause
NOTARY PUBLIC FOR OREGON

My Commission Expires: 3/19/82