

57505

KNOW ALL MEN BY THESE PRESENTS: The undersigned, hereinafter called the claimant, has performed labor, transported or furnished materials and/or rented equipment under a contract between claimant and Keller Construction who was the ☒ original contractor, ☐ subcontractor, construction agent or ☐ other person (indicate which) having charge of the construction of that certain improvement known as Andersch Home Furnishing situated upon certain land in the County of Klamath State of Oregon, which is the site of said improvement, described as follows:
N.E. South 6th and Crest St.
Lots 87 through 98 of Balsiger tracts
Tax Account #39090340 lots 1400 and 1500

86 JAN 23 PM 12 00

The address of said improvement, if known (if unknown, so state) is _____ in the City of Klamath Falls, in said county and state.
The name of the owner or reputed owner of said land is Edmund W & Barbara A Andersch, who at all times herein mentioned had knowledge of the construction of said improvement.
The name of the person by whom claimant was employed or to whom he furnished said materials and for whom he performed said labor and/or rented equipment is Joe Keller and Steve Keller/Keller Const.
Claimant commenced his performance of said contract on November 5, 1985, and completed same on January 3, 1986, after which he ceased to provide labor, transport or furnish materials and/or rent equipment.

A Notice of Right to Lien in the form required by ORS 87.023 was delivered in person or delivered by registered or certified mail, to said owner on _____, 19____, and this lien covers only those materials and that labor provided after a date which is 10 days before said Notice of Right to Lien was delivered or mailed (if construction was commenced after January 1, 1982 and before October 15, 1983) OR 8 days not including Saturdays, Sundays and other Holidays as defined in ORS 187.010 before said Notice of Right to Lien was delivered or mailed (if construction was commenced after October 14, 1983).

The following is a true statement of claimant's demand after deducting all just credits and offsets, to-wit:
The reasonable value of claimant's labor, materials and equipment is:

Labor	
Materials	
Equipment	
Recording fees	\$ 14,000.00
Total	\$ 622.76
Less all just credits and offsets	\$
Balance due claimant	\$ 3.00
	\$ 14,625.76
	\$ 12,200.00
	\$ 2,425.76

Claimant claims a lien for the amount last stated upon the said improvement and upon the site, to-wit: the land upon which said improvement is constructed, together with the land that may be required for the convenient use and occupation of the improvement constructed on said site, to be determined by the court at the time of the foreclosure of this lien.
In construing this instrument, the masculine pronoun means and includes the feminine and the neuter and the singular includes the plural, as the circumstances may require.

Dated January 23,

19 86

Larry Fish DBA Champion Concrete & Masonry Const.
Claimant

1150

STATE OF OREGON, County of *Klamath*

LARRY FISH

and say: that I am the

claimant named in the foregoing instrument; that I have knowledge of the facts therein set forth; that all statements made in said instrument are true and correct as I verily believe.

being first duly sworn, depose

Subscribed and sworn to before me this

23rd

day of

January

1986

NOTARY

(SEAL)

PUBLIC

Notary Public for Oregon. My commission expires *12-29-89*

ORS 87.035 "Original contractor" means a contractor who has a contractual relationship with the owner; a subcontractor does not. The foregoing lien is created by subsection 1 of ORS 87.010. Section ORS 87.035 provides: "Every person claiming a lien under subsection (1) or (2) of ORS 87.010 shall file the claim not later than 90 days after he has ceased to provide labor, rent equipment or furnish materials or 60 days after completion of construction, whichever is earlier." Also that the lien claim "shall be filed for recording with the recording officer of the county or counties in which the improvement, or some part thereof, is situated."

NOTICE TO THE OWNER of the land described in the foregoing copy of claim of lien:

Please be advised that the original claim of lien of which the foregoing is a true copy was filed and recorded in the office of the recording officer of _____ County, Oregon, on _____, 19____

By _____

Claimant

ORS 87.039 provides

"A person filing a claim for a lien as provided by ORS 87.035 shall deliver to the owner a notice in writing that the claim has been filed. The notice shall be delivered not later than 20 days after the date of filing."

CLAIM OF
CONSTRUCTION LIEN
OTHER THAN ORIGINAL CONTRACTOR
(Form No. 1162)

Lien Claimant

Owner

AFTER RECORDING RETURN TO

*LARRY FISH
Rt 3 Box 287
Klamath Falls, OR
97601*

SPACE RESERVED
FOR
RECORDERS USE

STATE OF OREGON,

County of *Klamath*

I certify that the within instrument was received for record on the *23rd* day of *January*, *1986*, at *12:00* o'clock *P.M.*, and recorded in book/reel/volume No. *486* on page *1149* or as file/instrument/microfilm/reception No. *57505*, of the Construction Lien Book of said County.

Witness my hand and seal of County affixed.

Evelyn Blohn, County Clerk

By *[Signature]* Deputy

Fee: \$9.00