

14658 1448 LIEN

Vol. 796 Page 6822

FORM No. 1162 - CONSTRUCTION LIEN - Any Contractor Except an Original Contractor.

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NLT If claimant is an original contractor, use S-N Form No. 1161.



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 **BOWEN DEVELOPMENT CO.**

☐ construction agent ☐ or other person (indicate which) having charge of the construction of that certain improvement known as **APPELEGATE TRAIL APARTMENTS** situated upon certain land in the County of **KLAMATH**, State of Oregon, which is the site of the improvement, described as follows:

TOWNSHIP 39 SOUTH, RANGE 9 EAST, SECTION 11CB, TAX LOTS 8600 AND 8700.

THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT AN ERROR IN THE NOTARIAL

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The address of the improvement, if known, (if unknown, so state) is **4520 BRISTOL AVE KLAMATH FALLS**

The name of the owner or reputed owner of the land is **APPELEGATE TRAILS APARTMENTS LIMITED PARTNERSHIP** in the above-mentioned county and state.

The name of the owner or reputed owner of the improvement is **APPELEGATE TRAILS APARTMENTS LIMITED PARTNERSHIP**

The name of the person by whom claimant was employed or to whom materials were furnished and for whom labor was performed and/or equipment rented is **BOWEN DEVELOPMENT CO**

The person(s) just named, at all times herein mentioned, had knowledge of the construction.

Claimant commenced performance of the contract on **AUGUST 7**, 1995, and completed the same on **DECEMBER 28**, 1995, after which claimant ceased to provide labor, transport or furnish materials and/or rent equipment.

A Notice of the Right to a Lien in the form required by ORS 87.023 was delivered in person or delivered by registered or certified mail to the owner on **N/A**, 19..... This lien covers only those materials, equipment, and labor provided after a date which is eight days, not including Saturdays, Sundays and other holidays, as defined in ORS 187.010, before the Notice of the Right to a Lien was delivered or mailed.*

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	\$ 38,000.00
Materials	\$
Equipment	\$
Other (specify) (LIEN SCRIVNER)	\$ 110.00
Recording fees	\$ 10.00
Total	\$ 38,120.00
Less all just credits and offsets	(\$ 34,960.00)
Balance due claimant	\$ 3,160.00

* A Notice of the Right to a Lien is not required to perfect a lien upon commercial property or commercial improvements. See ORS 87.021(3)(b). For the time and place of recording to make this lien a valid claim, see quotation from ORS 87.035 on next page.

— OVER —

CLAIM OF CONSTRUCTION LIEN

OTHER THAN ORIGINAL CONTRACTOR
(Form No. 1162)

YOUR HOME CONSTRUCTION INC.

Lien Claimant

**APPELEGATE TRAILS
APARTMENT LIMITED PARTNERSHIP**

Owner

AFTER RECORDING RETURN TO

Evergreen Lien Service, Inc.

P.O. BOX 3417
ASHLAND, OR 97520

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____

ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as file/instrument/microfilm/reception No. _____, of the Construction Lien Book of said County.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____
By _____ Deputy

Claimant claims a lien for the amount last stated upon the improvement and upon the site, to-wit: the land upon which the improvement is constructed, together with the land that may be required for the convenient use and occupation of the improvement constructed on the site, to be determined by the court at the time of the foreclosure of this lien.

In construing this instrument, the singular pronoun includes the plural, as the circumstances require.

Dated MARCH 11, 1996

Mike Krelbach, SECRETARY/
TREASURER
YOUR HOME CONSTRUCTION, INC. Claimant

STATE OF OREGON, County of JACKSON)ss.

I, MIKE-KRELBACH MIKE KRINGELBECH, being first duly sworn, depose and say: I am the SECRETARY/TREASURER OF YOUR HOME CONSTRUCTION INC claimant named in the foregoing instrument. I have knowledge of the facts therein set forth. All statements made in this instrument are true and correct as I verily believe.

Mike Krelbach, SECRETARY/TREASURER



Subscribed and sworn to before me on MARCH 11, 1996

Brenda Drew
Notary Public for Oregon. My commission expires 2-2-99

ORS 87.005. "Original Contractor" means a contractor who has a contractual relationship with the owner."

The foregoing lien is created by subsection 1 of ORS 87.010. ORS 87.035 provides: "Every person claiming a lien created under ORS 87.010(1) or (2) shall perfect the lien not later than 75 days after the person has ceased to provide labor, rent equipment or furnish materials or 75 days after completion of construction, whichever is earlier. Every other person claiming a lien under ORS 87.010 shall perfect the lien not later than 75 days after the completion of construction." ORS 87.035 also provides that the lien claim "shall be perfected by filing a claim of lien 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____.

Claimant

By _____

ORS 89.039 provides:

"A person filing a claim of lien pursuant to ORS 87.035 shall mail to the owner and to the mortgagee a notice in writing that the claim has been filed. A copy of the claim of lien shall be attached to the notice. The notice shall be mailed not later than 20 days after the date of filing." *

If the improvement referred to herein is commercial, giving notice of lien may be unnecessary. See ORS 87.021(3)(b).

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Evergreen Service the 14th day of March, 1996 at 9:51 o'clock A.M., and duly recorded in Vol. M96 of Construction Lien on Page 6822

Bernetha G. Letsch, County Clerk

By Cheryl Russell

FEE \$10.00

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Your Home Construction, Inc. the 5th day of April, 1996 at 10:24 o'clock A.M., and duly recorded in Vol. M96 of Construction Lien on Page 9591

Bernetha G. Letsch, County Clerk

By Cheryl Russell

FEE \$10.00

Re-Recorded To Correct Notarial Acknowledgement