

Klamath County, Oregon



00073590200900130530040049

10/05/2009 03:47:46 PM

Fee: \$52.00

Nathan J. Ratliff
Ratliff & Ratliff, P.C.
905 Main Street, Suite 200
Klamath Falls, OR 97601

STATE OF OREGON)
County of Klamath) ss.
)

1. Attached as Exhibit "A" is a true and correct copy of the Notice of Default pertaining to the contract described therein (Contract).

3. The Notice of Default was mailed by both first-class and by certified mail with return receipt requested to the following persons at the last-known address indicated.

Kimbra L. Costa
2825 W. Payson Court
Visalia, CA 93291

5. I make this affidavit as assistant to the attorney for and on behalf of Bennie J. Wampler and Clara J. Wampler.

Wendy Morrison
Wendy Morrison

SUBSCRIBED AND SWORN TO BEFORE ME this 2 day of Oct.
2009, by Wendy Morrison.

Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires: 10-27-10



NOTICE OF DEFAULT

This Notice of Default is given with respect to the contract described below, which contains a forfeiture remedy, pursuant to the provisions of ORS 93.905-93.940.

1. *Description of Contract.* Land Sale Contract (Contract) between **BENNIE J. WAMPLER and CLARA J. WAMPLER** as Seller, and **WALTER D. COSTA III and KIMBRA L. COSTA** as Purchaser, a memorandum of which was recorded on April 11, 2007, Instrument No. 2007-006736, Official Records of Klamath County, Oregon.

2. *Property.* The property which is the subject of the Contract is known as 2741 Eberlein Avenue, Klamath Falls, Oregon 97601, and is more particularly described as follows:

Lot 14 Block 214 Mills Second Addition to the City of Klamath Falls, According to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

3. *Nature of Default.* The default consists of Buyers failure to pay amount due on contract when due.

4. *Amount of Default.* The amount of the default is \$56,786.09, plus interest at 7.375% per annum from February 20, 2009.

5. *Date Contract Will Be Forfeited.* The Contract will be forfeited if the default is not cured by **November 21, 2009**.

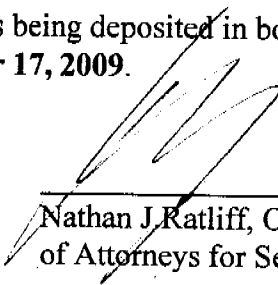
6. *How to Cure Default.* The default will be cured if by **November 21, 2009** the following occur:

6.1 The sum of \$56,786.09, plus interest at 7.375% per annum from February 20, 2009, until paid, is *received* on account of the Contract by Ratliff & Ratliff, P.C.

7. *Name and Address of Attorney for Seller.*

Nathan J. Ratliff
Ratliff & Ratliff, P.C.
905 Main Street, Suite 200
Klamath Falls, OR 97601

8. *Date Notice Mailed.* This notice is being deposited in both first-class and certified mail with return receipt requested, on **September 17, 2009.**



Nathan J. Ratliff, OSB #03426
of Attorneys for Seller

EXHIBIT A

PAGE: 2 OF 2

COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <input checked="" type="checkbox"/> <i>Walter D. Costa</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>Walter D. Costa, III 2241 Eberlein Avenue Klamath Falls, OR 97601</p>		<p>B. Received by (Printed Name) <i>Walter Costa</i></p> <p>C. Date of Delivery <i>9-23-09</i></p>	
<p>2. Article Number (Transfer from service label)</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p>	
<p>PS Form 3811, August 2001</p>		<p>Domestic Return Receipt</p>	
		<p>7002 3150 0001 2419 6568</p>	
		<p>102595-02-M-1540</p>	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <input checked="" type="checkbox"/> <i>Whitney Wampler</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>Kimbra L. Costa 2825 W. Payson Court Visalia, CA 93291</p>		<p>B. Received by (Printed Name) <i>Kimbra L. Costa</i></p> <p>C. Date of Delivery <i>9-24-09</i></p>	
<p>2. Article Number (Transfer from service label)</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>PS Form 3811, August 2001</p>		<p>Domestic Return Receipt</p>	
		<p>7002 3150 0001 2419 6575</p>	
		<p>102595-02-M-1540</p>	

EXHIBIT B
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