

Returned to Couriers

After Recording Return to:
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls, OR 97601

2013-000627
Klamath County, Oregon



01/17/2013 09:31:55 AM

Fee: \$52.00

AFFIDAVIT OF MAILING NOTICE OF DEFAULT

STATE OF OREGON)
)
County of Klamath) ss.

I, Nathan J. Ratliff, under oath, state as follows:

1. Attached as Exhibit "A" is a true and correct copy of the Notice of Default pertaining to the contract described therein (Contract).
2. The Contract contains a "forfeiture remedy" as defined in ORS 93.905(2).
3. The Notice of Default was mailed by both first-class and by certified mail with return receipt requested to the following people at the last-known addresses indicated:

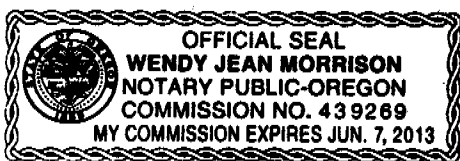
Kyle Ross
7612 Hwy 26
Valley Springs, CA 95252

Julia Schoon
7612 Hwy 26
Valley Springs, CA 95252

4. Attached as Exhibit "B" is a copy of the Certified Mail Receipt for each of the addresses named in item 3 above.
5. I make this affidavit as attorney for and on behalf of Irma Wethern.

/s/
Attorney for Seller

This instrument was acknowledged before me on January 16, 2013, by Nathan J. Ratliff.



/s/
Notary Public for Oregon
My commission expires: June 7, 2013

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 **ROBERT V. WETHERN, SR.**, as Seller, and **KYLE ROSS and JULIA SCHOON, Husband and Wife**, as Purchasers, which agreement was signed and entered into on July 6, 2005, regarding which a Memorandum of Contract of Sale was recorded on August 8, 2005, in Book M05 Page 61405 of the Real Property Records of Klamath County, Oregon.

The real property subject of the herein above described contract was conveyed to **IRMA WETHERN** by Deed of Personal Representative recorded December 26, 2012, as Instrument No. 2012-014336 of the Official Records of Klamath County, Oregon.

2. *Property.* The property which is the subject of the Contract has no street address and is more particularly described as follows:

Parcel 1 of Land Partition 26-02 being a replat of Lot 68, Block 12, Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 1. (R388556)

3. *Nature of Default.* The default consists of Purchasers' failure to make timely payment of the amount due under the Contract. Specifically, Purchasers failed to make monthly payments in the amount of \$285.45 for the months of July 2011, August 2011, September 2011, October 2011, November 2011, December 2011 and January 2012.

4. *Amount of Default.* The amount of default is \$15,871.13, plus ten percent (10%) interest from August 1, 2012.

5. *Date Contract Will Be Forfeited.* The Contract will be forfeited if the default is not cured by (70 DAYS FROM TODAY'S DATE)

6. *How to Cure Default.* The default will be cured if by March 27, 2013, the following occurs:

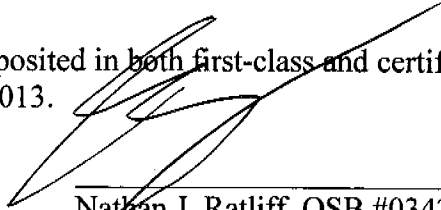
6.1 The sum of \$15,871.13, plus interest at 10% per annum from August 1, 2012, until payment in full, is *received*, on account of the Contract, by Parks & Ratliff, P.C.

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

Nathan J. Ratliff
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls, OR 97601

EXHIBIT A
PAGE: 1 OF 2

8. *Date Notice Mailed.* This notice is being deposited in both first-class and certified mail with return receipt requested, on January 16, 2013.



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

Unofficial
Copy

EXHIBIT A
PAGE: 2 OF 2

7009 2250 0002 9123 4181

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(Domestic Mail Only; No Insurance Coverage Provided)

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Certified Fee	2.95
Return Receipt Fee (Endorsement Required)	2.35
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.75



Sent To **Julia Schoon**
 Street, Apt. No.; or PO Box No. **7612 Hwy 26**
 City, State, ZIP+4 **Valley Springs, CA 95252**

PS Form 3800, August 2005 See Reverse for Instructions

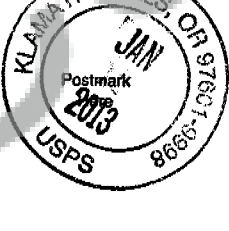
7009 2250 0002 9123 4204

U.S. Postal Service™
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OFFICIAL USE

Postage	\$.45
Certified Fee	2.95
Return Receipt Fee (Endorsement Required)	2.35
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.75



Sent To **Kyle Ross**
 Street, Apt. No.; or PO Box No. **7612 Hwy 26**
 City, State, ZIP+4 **Valley Springs, CA 95252**

PS Form 3800, August 2005 See Reverse for Instructions

EXHIBIT B
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