



00188726201600068400040042

06/29/2016 10:29:48 AM

Fee: \$57.00

After Recording Return to:  
Andrew C. Brandsness  
411 Pine Street  
Klamath Falls, OR 97601

AFFIDAVIT OF MAILING NOTICE OF DEFAULT

STATE OF OREGON                     )  
  ) ss.  
County of Klamath                 )

I, Andrew C. Brandsness, 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 persons at the last-known address indicated.

3.1 Eugene F. Bales  
1003 East Main Street  
Klamath Falls, OR 97601

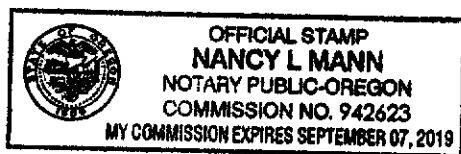
3.2 Cindy Bales  
1003 East Main Street  
Klamath Falls, OR 97601

4. Attached as Exhibit B is a copy of the Certified Mail Receipt for each of the addressees named in item 3 above.

5. I make this affidavit as attorney for and on behalf of Sellers Robert E. Bales and Netta Jean Bales, Trustees of the Bales Living Trust.

Andrew C. Brandsness

This instrument was acknowledged before me on June 28, 2016.



Notary Public for Oregon  
My commission expires: 9-7-19

## 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 E. Bales and Netta Jean Bales, Trustees of the Bales Living Trust, as Seller, and Eugene F. Bales and Cindy M. Bales as Purchaser, a memorandum of which was recorded on August 17, 2011, as Document No. 2011-009493, Official Records of Klamath County, Oregon.

2. *Property.* The property which is the subject of the Contract is known as 1003 East Main Street, Klamath Falls, Oregon, and is more particularly described as follows:

Lots 770 and 771 of Block 106, MILLS 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 nonpayment of monthly installment payments and failure to pay Klamath County real property taxes.

4. *Amount of Default.* The amount of the default is \$1,487.40 per month for the April, May and June, 2016 installment payments totaling \$4,462.20, plus Klamath County real property taxes in the amount of \$2,640.29 as of May 24, 2016.

5. *Date Contract Will Be Forfeited.* The Contract will be forfeited if the default is not cured by September 2, 2016.

6. *How to Cure Default.* The default will be cured if by September 2, 2016 the following occur:

6.1 The sum of \$4,462.20 is received on account of the Contract by the escrow agent identified in paragraph 7 below.

6.2 The additional sum of \$3,853.40 is received on account of this matter by the attorney for Seller identified in paragraph 8 below. This sum consists of the following:

6.2.1 Late charges	\$ 223.11
6.2.2 Title search	\$ 588.00
6.2.3 Recording fees	\$ 52.00
6.2.4 Attorney Fees	\$ 350.00
6.2.5 Taxes	\$2,640.29

6.3 The additional sum of \$1,487.40 each as the monthly installments due July 15, 2016 and August 15, 2016, is received by the escrow agent.

7. *Name and Address of Escrow Agent.* The collection escrow agent for the Contract, to whom the payment under paragraph 6.1 above is to be made, is:

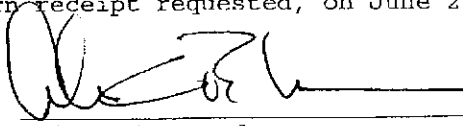
AmeriTitle  
300 Klamath Avenue  
Klamath Falls, Oregon;

Escrow No. 91175

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

Andrew C. Brandsness  
Brandsness, Brandsness & Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

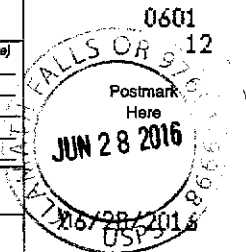
9. *Date Notice Mailed.* This notice is being deposited in both first-class and certified mail with return receipt requested, on June 28, 2016.

A handwritten signature in black ink, appearing to read 'Andrew C. Brandsness', is written over a horizontal line.

Andrew C. Brandsness  
Attorney for Seller

7015 0640 0001 8541 0741

U.S. Postal Service™ <b>CERTIFIED MAIL® RECEIPT</b> Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
Klamath Falls, OR 97601	
<b>OFFICIAL USE</b>	
Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$2.70
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.47
Total Postage and Fees	\$6.47
Sent To Eugene F. Bales Street and Apt. No., or PO Box No. 1003 East Main Street City, State, ZIP+4® Klamath Falls, OR 97601	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



7015 0640 0001 8541 0756

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Klamath Falls, OR 97601	
<b>OFFICIAL USE</b>	
Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$2.70
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.47
Total Postage and Fees	\$6.47
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