

2017-006720

Klamath County, Oregon



00205476201700067200030032

06/20/2017 11:25:38 AM

Fee: \$52.00

After recording return to
Richard Weill, Attorney
102 W Hist Col Rvr Hwy
Troutdale OR 97060

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 LS KLAMATH FALLS ONE, LLC as Seller, and ERIC COURTER as Purchaser, a memorandum of which was recorded 5/10/2016 as document 2016-004675 in Klamath County Clerk's Office.

2. *Property.* The property which is the subject of the Contract is known as LOT 3, BLOCK 65, KLAMATH FALLS ESTATES, HIGHWAY 66 UNIT, PLAT NO. 3, 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 failure to pay August 2015, February-June 2016, January-June 2017 monthly payments (\$200 each), and late fees totaling \$600 (12 x \$50).

4. *Amount of Default.* The amount of the default is \$3000, plus interest at 9% per annum from the date of each unpaid installment.

5. *Date Contract Will Be Forfeited.* The Contract will be forfeited if the default is not cured by August 15, 2017.

6. *How to Cure Default.* The default will be cured if by August 14, 2017 the following occur:


6.1 The sum of \$3000, plus interest at 9% per annum from the date of each unpaid installment is *received* on account of the Contract by Richard A. Weill, Attorney for Seller, identified in paragraph 7 below.

6.2 The additional of \$452.00 is *received* on account of this matter by August 14, 2017. This sum consists of the following: recording fee \$52, monthly installments due July 1, 2017 and August 1, 2017, \$200 each.

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


Richard A. Weill, Attorney
102 W Hist Col Rvr Hwy
Troutdale OR 97060-2033

8. *Date Notice Mailed.* This notice is being deposited in both first-class and certified mail with return receipt requested, on June 14, 2017.

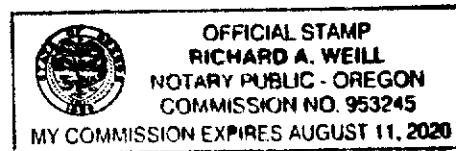

Suzanne McDaniel Deibert
Member

STATE OF OREGON)
County of Multnomah)ss.

Suzanne McDaniel Deibert appeared before me this day of June 14, 2017 and acknowledged the foregoing to be her voluntary act and deed as member of LS Klamath Falls One, LLC .



Notary Public for Oregon



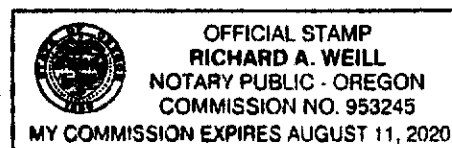
State of Oregon)
County of Multnomah)ss.

I, Suzanne McDaniel Deibert, under oath, state that I mailed a true copy of the foregoing Notice of Default via certified mail return receipt requested, and in a separate envelope, via first class mail, to Eric Courter at his only known address as stated on the first page of the contract, 1482 Vallombrosa Ave, Chico CA 95926, on June 14, 2017 at Troutdale OR 97060. A true copy of the mailing receipts are set forth below as Exhibit A.



Subscribed and sworn before me June 14, 2017.


Notary Public for Oregon



U.S. Postal Service	
CERTIFIED MAIL RECEIPT	
<small>(Domestic Mail Only; No Insurance Coverage Provided)</small>	
<small>For delivery information visit our website at www.usps.com</small>	
9214 8969 0099 9790 1615 5298 08	
Postage	\$ \$0.460
Certified Fee	\$3.35
Return Receipt Fee (Endorsement Required)	\$1.45
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ \$5.260

Sent To Eric Courter
1482 Vallambrosa Ave
Chico, CA 95926

Street, Apt. No.,
or PO Box No.
City, State, Zip+4

PS Form 3800, August 2006

See Reverse for Instructions

Electronic Return Receipt Requested

Postmark Here

JUN 14 2017

OR 97060