

2017-009328

Klamath County, Oregon



00208684201700093280040040

08/18/2017 09:22:34 AM

Fee: \$57.00

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

SELLER: LS KLAMATH FALLS ONE, LLC **PURCHASER:** ERIC COURTER

NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

This Notice of Forfeiture 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 05/10/2016 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. A true copy of the Notice of Default is attached hereto as Exhibit A. This Notice was mailed via regular first class mail on 06/14/2017 and also certified mail, return receipt requested, on 8/31/16 as set forth in the proof of mailing appended to this document.

4. 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.

5. The attorney for the Seller is Richard A. Weill, 102 W Hist Col Rvr Hwy, Troutdale OR 97060, 503-492-8911.

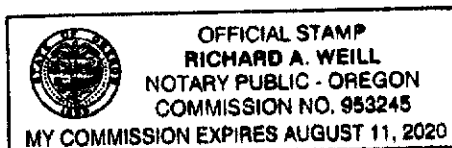
6. The default was not cured within the time set forth in Exhibit A and the contract is now forfeited. August 15, 2017


Suzanne McDaniel Deibert, Member

STATE OF OREGON) County of Multnomah)ss.

Suzanne McDaniel Deibert appeared before me this day of August 15, 2017 and acknowledged the foregoing to be her voluntary act and deed as member of LS Klamath Falls One, LLC.


Notary Public for 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.

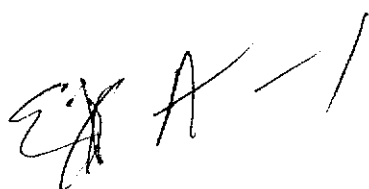
6. *How to Cure Default.* The default will be cured if by August 14, 2017 the following occur:

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.

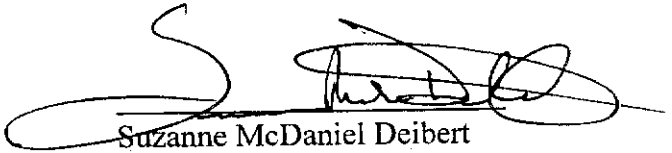
6.2 The additional of \$452.00 is *received* on account of this matter by August 14, 2017. This sum consists of the following: recording fee \$52, monthly installments due July 1, 2017 and August 1, 2017, \$200 each.

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.

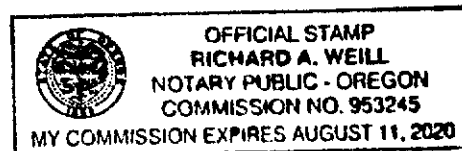

Suzanne McDaniel Deibert
Member

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



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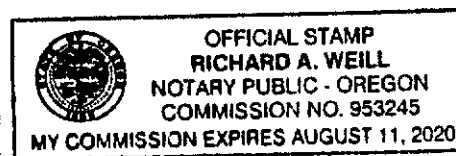
State of Oregon)
County of Multnomah)ss.

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.

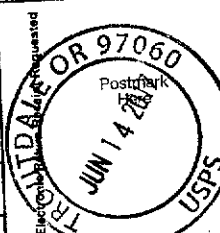


Subscribed and sworn before me June 14, 2017.


Notary Public for Oregon



U.S. Postal Service TM	
CERTIFIED MAIL TM RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
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 P.O. Box No.	
City, State, Zip+4	

PS Form 3800, August 2006 See Reverse for Instructions

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