


00248413201900118310060064

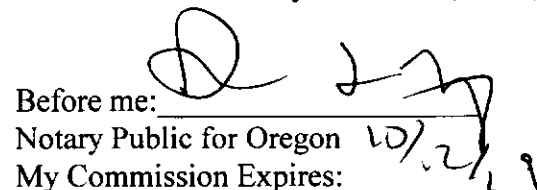
Fee: \$107.00[illegible]

1. Attached as Exhibit "A" is a true and correct copy of Notice of Default pertaining to the contract described therein (Contract)
2. The Contract contains a "forfeiture remedy" as defined by ORS 90.905(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:

Randall E. Burgess
55 Lake Havasu Avenue, Ste F-13
Lake Havasu City, AZ 86403


Scott D. MacArthur, OSB 892960
Of Attorneys for Sellers

(SEAL)



Personal/Bus Check

\$14.80

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YOUR OPINION COUNTS

Receipt #: 840-59700265-3-2734702-2
Clerk: 17

KLAMATH FALLS
317 S 7TH ST
KLAMATH FALLS, OR 97601-6170
404576-0601
(800)275-8777
10/09/2019 03:50 PM

Product	Qty	Unit Price	Price
First-Class Mail® Letter (Domestic) (LAKE HAVASU CITY, AZ 86403) (Weight: 0 Lb 0.90 Oz) (Estimated Delivery Date) (Saturday 10/12/2019)	1	\$0.55	\$0.55
Certified (USPS Certified Mail #) (70150640000185478437)			\$3.50
Return Receipt (USPS Return Receipt #) (9590940244868248378754)			\$2.80
First-Class Mail® Letter (Domestic) (KLAMATH FALLS, OR 97603) (Weight: 0 Lb 0.90 Oz) (Estimated Delivery Date) (Friday 10/11/2019)	1	\$0.55	\$0.55
Certified (USPS Certified Mail #) (70150640000185478420)			\$3.50
Return Receipt (USPS Return Receipt #) (9590940244868248378730)			\$2.80
First-Class Mail® Letter (Domestic) (LAKE HAVASU CITY, AZ 86403) (Weight: 0 Lb 0.80 Oz) (Estimated Delivery Date) (Saturday 10/12/2019)	1	\$0.55	\$0.55
First-Class Mail® Letter (Domestic) (KLAMATH FALLS, OR 97603) (Weight: 0 Lb 0.80 Oz) (Estimated Delivery Date) (Friday 10/11/2019)	1	\$0.55	\$0.55

Total: \$14.80

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and Fees \$

Postmark
Here

Sent To: Centelle E. Berger
Street and Apt. No., or PO Box No. SSA in Hawaii Item # F-13
City, State, ZIP+4® Klamath Falls, OR 97601

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and Fees \$

Postmark
Here

Sent To: Kendall E. Berger
Street and Apt. No., or PO Box No. 650 S. Klamath, #156
City, State, ZIP+4® Klamath Falls, OR 97601

7015 0640 0001 8547 8437

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 D T Services, Inc, as seller, and Randall E. Burgess, as purchaser, which agreement was signed and entered into on May 2, 2016, without a memorandum having been recorded by a county recording officer.

2. **Property.** The property which is subject of the contract covers that certain real property located in Klamath County, Oregon, and which is more particularly described as follows:

Lot 08, Block 12, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

3. **Nature of Default.**

Violation of the Klamath County Code, Section 401.020(1) SPECIFIC NUISANCE
Violation of the Klamath County Land Development Codes: Specifically: Article 14.020.
A Copy of the Violation Notice is attached hereto as Exhibit "A"

And in case the buyer shall fail to make the payments above required, or any of them, time being of the essence, punctually within 20 days of the time limited therefor, or fail to keep any agreement herein contained, or fail to keep any agreement herein contained, then the seller shall have the following rights and obligations:

To declare the contract cancelled for default and null and void, and to declare the purchaser's rights forfeited and the debt extinguished, and to retain sums previously paid hereunder by the buyer.

4. **Amount of Default.** Pursuant to the Contract, Seller has declared the whole unpaid principal balance of said purchase price with interest thereon at once due and payable \$18,196.33 as of August 9, 2019, plus interest.

5. **Date Contract will be forfeited.** The Contract will be forfeited if the default is not cured by (60 DAYS FROM TODAY'S DATE.)

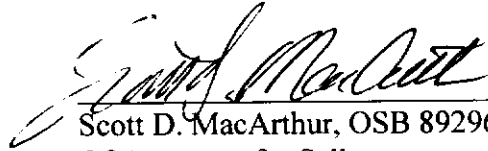
6. **How to Cure Default.** The default will be cured if by December 12, 2019, the whole unpaid principal balance of said purchase price with interest thereon is paid.

7. **Name and Address of Attorney for Seller.** Scott D. MacArthur, Scott D. MacArthur, P.C., 125 S. 6th Street, Klamath Falls, OR 97601.

8. **Date Notice Mailed.** This notice is being deposited both first-class and certified

Ex "A"

mail with return receipt requested on October 9, 2019.



Scott D. MacArthur, OSB 892960
Of Attorneys for Sellers

Ex "A"



KLAMATH COUNTY CODE ENFORCEMENT

305 Main Street, Klamath Falls OR 97601
(541) 883-5121 # 5 Fax (541) 885-3644

September 30, 2019

Code Case #: 483-19-001110-NVST

DT SERVICES INC.
63 VIA PICO PLZ #544
SAN CLEMENTE, CA 92672

RE: R-3711-016D0-01900, KENO, OR

Dear Property Owner,

I issued Citation # 2094 for failure to comply with Klamath County Code; below are the specific issues.

401.020 (1) Specific Nuisances.

(i) Any abandoned, inoperable, or unlicensed vehicle, or parts thereof, legally or physically incapable of being operated must be completely enclosed within a building and/or carport unless the owner of the property is lawfully authorized to operate a business specifically for the purpose of storage of discarded vehicles.

You are in violation of the following **Klamath County Land Development Codes**:

Article 14.020 – PROHIBITIONS

No person, firm, corporation or other entity shall locate, construct, maintain, repair, alter, or use a building or other structure or use or transfer land in violation of this Code and other applicable ordinances.

Article 41.020 - APPLICATION

Unless otherwise specified by this code, review of a site plan is required for:

- A. Issuance of a building permit for new construction exclusive of interior remodeling;
- B. Land use decisions involved in making a determination of land use compatibility for any state or federal agency;
- C. The construction, relocation, addition, extension, occupancy or use change of structure;
- D. Any development, or change of land use; or
- E. Time extension requests.

In addition, the Klamath County Land Development Code Standard 82.20 allows camping on private property for up to 21 days in any 6 month period. Klamath County Land Development Code further states: The definition of camping is the occupancy of private property within a tent, tent trailer, shelter, vehicle, or recreation vehicle not within an authorization / designated camping facility and deemed a nuisance.

The 1st appearance court hearing is scheduled for Tuesday, October 29, 2019, between 1:30pm and 3:30pm to enter a plea with the Justice Court at 6500 S. 6th Street, Klamath Falls, OR 97603

Ex "A"-1

If all issues are abated prior to court, we will dismiss this citation. Please contact us by October 21st, 2019 so we can re-inspect the property for compliance.

Thank you in advance for your attention to this matter.



Jason Adams
Code Enforcement Officer
Klamath County Oregon

Ex "A" - 2