

2021-017283

Klamath County, Oregon



00291053202100172830080087

11/18/2021 09:17:05 AM

Fee: \$122.00

Returned at Counter

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

DECLARATION OF FORFEITURE

STATE OF OREGON)
) ss.
County of Klamath)

I, Andrew C. Brandsness, under oath state as follows:

1. This declaration pertains to that certain Land Sale Contract ("Contract") between RVI Properties, Inc. as Seller, and Isabelle J. Huscko, as Purchaser. The property that is the subject of the Contract is more particularly described as follows:

LOT 16, BLOCK 121, KLAMATH FALLS FOREST ESTATES HIGHWAY 66
UNIT PLAT 4

2. A Notice of Default ("Notice") was mailed by certified return receipt requested ("Exhibit A"), first-class mail, and email to the Purchaser on August 9, 2021 ("Exhibit B").

3. The default described in the Notice was not cured within the time specified, as required by ORS 95.915.

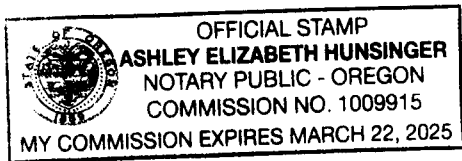
4. The Contract is hereby declared forfeited.

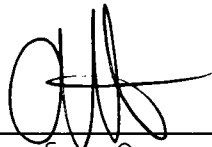
5. I make this declaration as attorney for and on behalf of S Garland, Inc.

Dated this 17 day of November, 2021.

Andrew C. Brandsness, OSB# 831597
Attorney for RVI Properties, Inc.
Email: andy@brandsnessrudd.com

This instrument was acknowledged before me on November 17, 2021, by Andrew C. Brandsness.





Notary Public for Oregon
My commission expires: 3/22/25

7015 0640 0002 4520 8523

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To Isabelle Husko	
Street and Apt. No., or PO Box No. 15421 SE 234th Pl	
City, State, ZIP+4® Kent WA 98042	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

NOTICE OF DEFAULT

Via First-Class Mail; Via Certified Mail

Return Reciept Requested

Isabelle J. Huscko

15421 SE 234th Pl.

Kent, WA 98042

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.* Contract between RVI Properties, Inc. as Seller, and Isabelle J. Huscko as Purchaser.

2. *Property.* The property which is the subject of the Contract is known as R-3811-011B0-04100-000, Bonanza, Oregon and is more particularly described as follows:

LOT 16, BLOCK 121, KLAMATH FALLS FOREST ESTATES HIGHWAY 66
UNIT PLAT 4

3. *Nature of Default.* The default consists of the violation of Klamath County Land Development Code Article 82. See attached Code Citation #10526.

4. *Date Contract Will Be Forfeited.* The Contract will be forfeited if the default is not cured by midnight on November 8, 2021.

5. *How to Cure Default.* The default will be cured if by November 8, 2021, the following occur:

5.1 Cease County code violations. See attached code citation #10526 and pay Seller's attorney's fees of \$350.

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

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

7. *Date Notice Mailed.* This notice is being deposited in both first-class and certified mail with return receipt requested, on August 9, 2021.

IMPORTANT CONSUMER NOTICE

UNLESS YOU NOTIFY THIS OFFICE WITHIN 30 DAYS after receiving this notice that you dispute the validity of the debt or any portion thereof, this office will assume this debt is valid. If you notify this office in writing within 30 days from receiving this notice, this office will obtain verification of the debt or a copy of a judgment against the consumer and a copy of such verification or judgment will be mailed to you. If you request this office in writing within 30 days after receiving this notice, this office will provide you with the name and address of the original creditor, if different from the current creditor.

This is an attempt to collect a debt. Any information obtained will be used for that purpose.

CITATION AND SUMMONS TO APPEAR IN COURT

Please appear in the marked location below.

☐ **Circuit Court** of the State of Oregon, County of Klamath
316 Main St., Klamath Falls, Oregon

☒ **Justice Court** of the State of Oregon, County of Klamath
6500 S. 6th St., Klamath Falls, Oregon

KLAMATH COUNTY, OREGON

No 10526

Name RVI Properties Inc
Last First Middle

Address 103 Via Pine Plaza #594 Phone _____

City and State San Clemente, CA Zip 92672

Identification _____ D.O.B. _____

At the location of B-3871-CLICO-Office-600 at 11:08 AM.

On the 13th day of July 2021 Bernardo CR in Klamath County,

Oregon you did unlawfully commit the offense of

Klamath County Land Development Code

Article 82 - § 730 -

See Exhibit A

401.310 Contrary to KCC Section/KC Ord: KCLDC
Article 82 I, certify that I have been authorized to issue this Citation and Summons, that I have reasonable grounds to, and do believe that the above named person committed the above offense contrary to the County Code/Ordinance, and that I served a copy of this complaint and summons on the above named person.

7 / 13 / 21 Corey Blevins
(Date) (Enforcement Officer)

SUMMONS

You are summoned to appear in the above court on

the 31st day of August, 2021
at 1:30 - 3:30 PM, and plead to said charge.

IMPORTANT NOTICE: If you fail to appear, the Court may immediately enter a default judgment against you.

(Instructions on reverse side.)

SCHEDULED PENALTY

\$ 730 -

Exhibit B
Page 3 of 5

See Exhibit A

Name

NAME

FIRST

MIDDLE

READ CAREFULLY

If you are charged with any offense, you **MUST** do **ONE** of the following:

1. Appear in court at the time mentioned in this Citation and Summons and request a hearing.

2. Mail to the court within fourteen (14) days of receipt, this Citation and Summons, together with a check or money order in the amount of the penalty indicated and tell the court you request a hearing. If you don't want a hearing, but wish to explain your side, send your explanation with the Citation and Summons and penalty. The court will then consider your explanation and may forfeit your penalty or part of it, on the basis of your explanation and what the officer tells the court.

3. Sign the pleas of guilty below and send this Citation and Summons to the court, together with check or money order in the amount of penalty indicated on the reverse side. If you wish to explain your side you may send your explanation with guilty plea, Citation and Summons, and penalty. The Citation and Summons and penalty must reach the court before the time you are required to appear in court.

NOTE: If you have already given penalty or other security for your appearance, proceed as mentioned above but do not send in any additional sum as penalty.

APPEARANCE, PLEA OF GUILTY AND WAIVER

I, the undersigned, do hereby enter my appearance on the complaint of the offense charged on the other side of this document. I have been informed of my right to a trial, that my signature to this plea of guilty will have the same force and effect as a judgment of court, and that this record will be retained by the State. I do hereby **PLEAD GUILTY** to said offense as charged, **WAIVE** my right to a **HEARING** by the court, and agree to pay the penalty prescribed for my offense.

(Defendant's Name)

(Address)

Mail your Remittance to the Court which you were cited to appear.

Circuit Court
315 Main St.
Klamath Falls, OR 97601

NOTICE

Justice Court
6500 S. 6th St.
Klamath Falls, OR 97603



KLAMATH COUNTY CODE ENFORCEMENT

305 Main Street, Klamath Falls OR 97601
(541) 851-3667 | Fax (541) 885-3644

July 15, 2021

CODE CASE # 483-21-000514-NVST

RVI PROPERTIES INC.
63 VIA PICO PLAZA #544
SAN CLEMENTE, CA 92672

RE: R-3811-011B0-04100-000, BONANZA, OR

Dear Property Owner,

I issued Citation #10526 for failure to comply with Klamath County Code; below are the specific issues.

Klamath County Land Development Code

Article 82 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, August 3rd, 2021 between 1:30 and 3:30pm to enter a plea with the Justice Court at 6500 S. 6th Street, Klamath Falls, OR 97603. This can be done in person or over the phone by calling Justice Court at 541-884-1864 anytime between now and the appearance date. If all issues are abated prior to the court, we will dismiss this citation. Please contact us by July 26th, 2021 so we can re-inspect the property for compliance.

Thank you

A handwritten signature in cursive script that reads "Casey Blevins".

Casey Blevins
Code Enforcement Officer
Klamath County Oregon