

Returned at Counter

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

2021-019262  
Klamath County, Oregon



00293253202100192620070076

12/30/2021 09:47:43 AM

Fee: \$112.00

**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 DT Services, Inc. as Seller, and Jeffrey R. Kemper, as Purchaser. The property that is the subject of the Contract is more particularly described as follows:

LOT 24, BLOCK 13, SPRAGUE RIVER VALLEY ACRES, KLAMATH COUNTY, OREGON

2. A Notice of Default ("Notice") was mailed by certified return receipt requested ("Exhibit A") and first-class mail, to the Purchaser on October 28, 2021 ("Exhibit B").

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

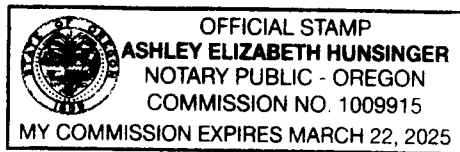
4. The Contract is hereby declared forfeited.

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

Dated this 28 day of December, 2021.

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

This instrument was acknowledged before me on December 28, 2021, by Andrew C. Brandsness.



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

7015 0640 0002 4520 4561

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>	
OFFICIAL USE	
<b>Certified Mail Fee</b> \$	<b>Postmark Here</b>
<b>Extra Services &amp; Fees (check box, add fee as appropriate)</b>	
<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 \$	
<b>Postage</b> \$	
<b>Total Postage and Fees</b> \$	
<b>Sent to</b> <u>Jeffrey R Kemper</u>	
<b>Street and Apt. No., or PO Box No.</b> <u>3156 E Main St.</u>	
<b>City, State, ZIP+4®</b> <u>Hillsboro, OR 97123</u>	
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 Receipt Requested

Jeffrey R. Kemper  
3132 E. Main Street  
Hillsboro, OR 97123

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 DT Services, Inc. as Seller, and Jeffrey R. Kemper as Purchaser.

2. *Property.* The property which is the subject of the Contract is known as R-3512-005A0-05200-000, Beatty, Oregon and is more particularly described as follows:

LOT 24, BLOCK 13, SPRAGUE RIVER VALLEY ACRES,  
KLAMATH COUNTY, OREGON

3. *Nature of Default.* The default consists of the violation of Klamath County Land Development Code Article 82. See attached Code Citation #10660.

4. *Date Contract Will Be Forfeited.* The Contract will be forfeited if the default is not cured by midnight on December 27, 2021.

5. *How to Cure Default.* The default will be cured if by December 27, 2021, the following occur:

5.1 Cease County code violations. See attached code citation #10660 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 October 28, 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

10660

Name DT Service Inc VS. 10660  
Last First Middle

Address 103 Via Arc Place Phone 534

City and State San Francisco, CA Zip 94073

Identification \_\_\_\_\_ D.O.B. \_\_\_\_\_

At the location of R-3613-002AC-65200-00 at 8:53 A.M.

On the 14th day of October 2021 at Klamath County, Oregon you did unlawfully commit the offense of

Klamath County Local Development Code

Article 52: 9720

See Exhibit A

461-310 Contrary to KCC Section/KC Ord: KPLDP  
Ar 461-310 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.

10/15/21 (Date) [Signature] (Enforcement Officer)

## SUMMONS

You are summoned to appear in the above court on

the 2nd day of November, 2021

at 1:30-3:30 M. 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

720

See Exhibit A  
Refer Exhibit A

NAME  
DT Service Inc.  
FIRST  
MIDDLE

NAME  
FIRST  
MIDDLE

54-601



## **KLAMATH COUNTY CODE ENFORCEMENT**

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

October 15, 2021

Code Case # 483-21-001306-NVST

DT SERVICE INC.  
63 VIA PICO PLAZA # 544  
SAN CLEMENTE, CA 92672

RE: R-3512-002A0-05200-000, BEATTY, OR

Dear Property Owner,

I issued Citation #10660 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.

The 1<sup>st</sup> appearance court hearing is scheduled for Tuesday, November 2<sup>nd</sup>, 2021 between 1:30 and 3:30pm to enter a plea with the Justice Court 6500 S. 6<sup>th</sup> 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 October 25<sup>th</sup>, 2021 so we can re-inspect the property for compliance.

Thank you

A handwritten signature in black ink, appearing to read "Jason Adams".  
Jason Adams  
Code Enforcement Officer  
Klamath County Oregon