

Returned at Counter

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

2022-008862
Klamath County, Oregon



07/20/2022 09:14:12 AM

Fee: \$122.00

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 Bryan R. Camp and Karen L. Ross, as Purchaser. The property that is the subject of the Contract is more particularly described as follows:

LOT 03, BLOCK 86, KLAMATH FOREST ESTATES, HIGHWAY 66, PLAT 4

2. A Notice of Default ("Notice") was mailed by certified return receipt requested ("Exhibit A") and first-class mail, to the Purchaser on May 2, 2022 ("Exhibit B").

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

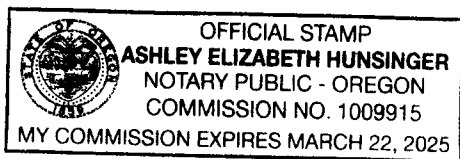
4. The Contract is hereby declared forfeited.

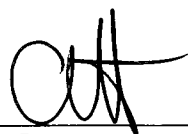
5. I make this declaration as attorney for and on behalf of DT Services, Inc.

Dated this 18 day of July, 2022.

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

This instrument was acknowledged before me on July 18,
2022, by Andrew C. Brandsness.





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

7015 0640 0002 4320 8615

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	
Extra Service 55, First-class 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	Bryan Camp & Karen Ross
Original and Rec. Mkt. or PO Box to:	PO Box 443
City, State, ZIP+4®	Bonanza OR 97623
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

Unofficial Copy

NOTICE OF DEFAULT

First-Class Mail; Via Certified Mail

Return Reciept Requested

Bryan R. Camp
Karen L. Ross
PO Box 442
Bonanza, OR 97623

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 Bryan R. Camp and Karen L. Ross as Purchasers.

2. *Property.* The property which is the subject of the Contract is known as R-3711-023A0-02000-000, Bonanza, Oregon and is more particularly described as follows:

LOT 03, BLOCK 86, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66, PLAT 4, KLAMATH COUNTY, OREGON

3. *Nature of Defaults.*

3.1 The default consists of the violation of Klamath County Land Development Code Article 82. See Code Case No. 483-21-001771-NVST, and Follow-Up Inspection Report attached hereto as Exhibit "A".

3.2 Failure to make month payments of \$193.97 since May 2021.

4. *Amount of Default.* The amount of the default is \$2,476.13, which includes \$194.00 in late fees, \$118.60 in back taxes, and \$29.86 in road dues.

5. *Date Contract Will Be Forfeited.* The Contract will be forfeited if the default is not cured by midnight on July 5, 2022.

6. *How to Cure Default.* The default will be cured if by July 5, 2022, the following occur:

6.1 Cease County code violation. See attached Code Case no. 483-21-001771-NVST and Follow-Up Inspection Report.

6.2 The sum of \$ 2,476.13 is *received* on account of the Contract by July 5, 2022, and all payments due through July 5, 2022.

6.3 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 emailed to karenlynnross@gmail.com and deposited in both first-class and certified mail with return receipt requested to the last known address of the following persons or their legal representative on May 2, 2022.

Bryan R. Camp
Karen L. Ross
PO Box 442
Bonanza, OR 97623

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.



KLAMATH COUNTY CODE ENFORCEMENT

305 Main Street, Klamath Falls OR 97601

(541) 851-3667 | Fax (541) 885-3644

December 2, 2021

CODE CASE # 483-21-001771-NVST

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

RE: R-3711-023A0-02000-000., BONANZA, OR

Dear Property Owner,

A complaint has been received of a violation at the above referenced property regarding illegal camping.

The 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.

Within 21 days from the date of this letter, all camping on this property must stop and anyone camping here must vacate and discontinue any camping here for 180 days. Any trash/solid waste must be cleaned up and disposed of properly.

Please have the above issues taken care of within **21** days from the date of this letter. Your cooperation is appreciated and it will also delay any further actions, which could include a citation from this department. **Minimum citation for each violation listed is \$720.00.** A **re-inspection** has been scheduled for approximately **22** days from the date of this letter allow time to get the property in compliance.

Thank you.

Casey Blevins

Casey Blevins
Code Enforcement Officer
Klamath County Oregon

Klamath County Inspection Report

305 Main Street
Klamath Falls, OR 97601

Tel: 541-883-5121

Location:**Inspection Date:**

Fri, 14 Jan 2022 12:00 AM

Owner:

D T SERVICES INC

Record ID:

483-21-001771-NVST

Record Type:

Investigation

Result:

Non-Compliant

Inspection Type:

Follow-up Inspection

Inspector: Casey Blevins

Phone: 541-851-3673

Email: cblevins@klamathcounty.org

Comments:

Per inspection on 2/17/22 property contains illegal camping and solid waste.

Thu, 17 Feb 2022 10:45 AM



Thu, 17 Feb 2022 10:45 AM



Thu, 17 Feb 2022 10:45 AM



Thu, 17 Feb 2022 10:45 AM



