



00334699202400090710040044

10/17/2024 02:29:01 PM

Fee: \$97.00

AFFIDAVIT OF MAILING NOTICE OF DEFAULT

STATE OF OREGON)
)
County of Klamath)

I, Amy N. Barnhouse, having been duly sworn and under penalty of perjury, depose and state:

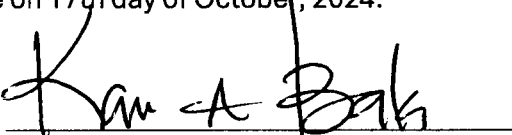
I am the attorney for Country Mile Land, LLC, the Seller under that Contract of Sale dated January 1, 2021. I make this affidavit as proof of mailing of the attached Notice of Default upon Michael A. Ipox pursuant ORS 93.915.

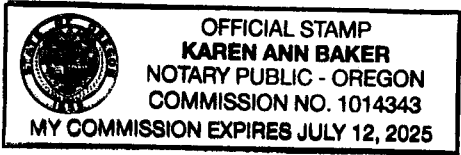
On October 17, 2024, I served the Notice of Default via First Class Mail and Certified Mail Return Receipt Requested with postage prepaid to:

Michael A. Ipox
2020 Ashby Rd., Space#23
Merced, CA 95348


Amy N. Barnhouse

SUBSCRIBED AND SWORN before me on 17th day of October, 2024.


Notary Public for Oregon
My Commission Expires: 7-12-2025



Amy Barnhouse Attorney
Returned at Counter

AFTER RECORDING, RETURN TO:

Amy N. Barnhouse
Attorney at Law
1775 Washburn Way, #110
Klamath Falls, Oregon 97603

NOTICE OF DEFAULT

TO: Michael A. Ipox
2020 Ashby Rd., Space#23
Merced, CA 95348

This Notice of Default is giving 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) dated January 1, 2021 between Country Mile Land, LLC as Seller, and Michael A. Ipox as Purchaser, unrecorded.

2. **Property.** The Property which is the subject of the Contract is known as Klamath Falls, Oregon, and is more particularly described as follows:

Lot 18, Block 1 of Oregon Shores Subdivision Tract No. 1053, in the County of Klamath, State of Oregon, as shown on the Map filed on October 3, 1973, in Volume 20, Page 21 and 22, of Maps in the office of county recorder of said county.

3. **Nature of Default.**

a. The default is your failure to make timely payments. The delinquent amount is \$1,278.00 for the months of May, June, July, August, September and October 2024 plus late fees equal to \$25.00 per month for May, June, July, August, September and October 2024 in the amount of \$150.00 for a total of \$1,428.00.

b. Other defaults of the Contract are:

4. **Amount of Default.** The amount of the default is itemized below:

May Payment:	\$213.00
June Payment:	\$213.00
July Payment:	\$213.00
August Payment:	\$213.00
September Payment:	\$213.00
October Payment:	\$213.00
May Late Charge:	\$ 25.00
June Late Charge:	\$ 25.00
July Late Charge:	\$ 25.00

August Late Charge: \$ 25.00
September Late Charge: \$ 25.00
October Late Charge: \$ 25.00

Total Due: \$1,428.00

5. **Date Contract Will Be Forfeited.** IF YOU DO NOT CORRECT THE DEFAULT WITHIN THE TIME PERIOD INDICATED BELOW, THE SELLER MAY RETAKE POSSESSION OF THE PROPERTY AND YOU WILL HAVE FORFEITED ALL PAYMENTS MADE ON THE CONTRACT.

YOU HAVE 120 DAYS FROM THE DATE THIS NOTICE IS MAILED TO CORRECT ANY AND ALL DEFAULTS OF THE CONTRACT OF SALE. THE CONTRACT WILL BE FORFEITED IF THE DEFAULT IS NOT CURED **BY 11:59 PM (the end of the day) on February 18, 2025.**

Pursuant to ORS 93.915(5), the time after which the contract will be forfeited if the default is not cured shall conclusively be presumed to be correct and the notice adequate, unless one or more recipients of such notice notifies the seller or the attorney for the seller, by registered or certified mail, that such recipient claims the right to a longer period of time in which to cure the default.

6. **How to Cure Default.** The default will be cured if the following occur no later than 11:59 p.m. on February 18, 2024:
- a. The sum of \$1,428.00 is received on account of the Contract by the Seller;
 - b. The additional amount of \$602.00 is received by the Seller. This sum consists of the following:
 - i. Recording Fee: \$102.00
 - ii. Attorney Fees: \$500.00Total Additional Fees: \$602.00
 - c. The additional sum of \$213.00 each, as the monthly installments due November 1, 2024, December 1, 2024, January 1, 2025 and February 1, 2025 is received by the Seller.

7. Name and Address of Seller:

Country Mile Land, LLC
312 W. 2nd St., Suite 1152
Casper, WY 82601

8. Name and Address of Attorney for Seller

Amy N. Barnhouse

Attorney at Law
1775 Washburn Way, #110
Klamath Falls, Oregon 97603

9. Disclosures

If you are a veteran of the armed forces, assistance may be available from a county veterans' service officer or community action agency. Call 2-1-1 information service to learn about resources in your area.

Pursuant to ORS 408.515, the following information is provided:

If you are a veteran of the armed forces, you may be able to obtain assistance by contacting a service officer at:

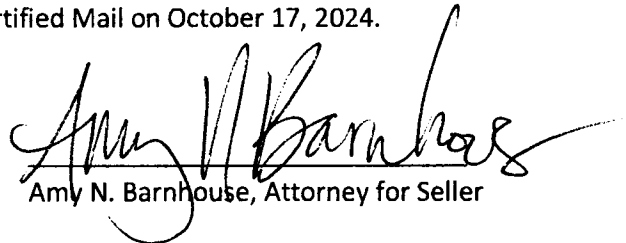
Klamath County Veterans' Office
3328 Vandenberg Ave.
Klamath Falls, OR 97603
(541) 883-4274

You may also be able to obtain assistance by contacting the below community action agency.

Klamath & Lake Community Action Services (KLAS)
2316 South Sixth St., Suite C
Klamath Falls, OR 97601
(541) 882-3500

10. Date Notice Mailed. This notice is provided to you by both First-Class Mail and Certified Mail with return receipt requested.

Signed and Mailed First Class Mail and Certified Mail on October 17, 2024.


Amy N. Barnhouse, Attorney for Seller