

After Recording Return to:

Kyle Schmid
Buchanan Schmid LLC
970 NW Newport Ave., Ste. 220
Bend, OR 97703

Affidavit of Mailing ORS 93.915 Notice of Default

I, Kyle Schmid, having been duly sworn and under penalty of perjury, depose and state:

I am the attorney for Kevin P. Berling and Sara A. Franzen (now known as Sara Berling), the Seller under the Contract of Sale dated May 15, 2024. I make this affidavit as proof of mailing of the attached Notice of Default pursuant to ORS 93.915.

On April 3, 2025, I served the attached Notice of Default on Albert Baker and Nancy Wilson via First-Class Mail and Certified Mail Return Receipt Requested with postage prepaid as follows:

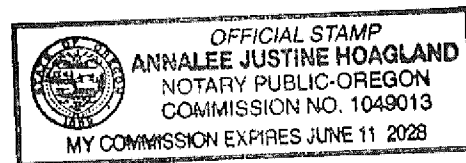
Albert Baker
12011 Beechwood Drive
La Pine, OR 97399

Nancy Wilson
12011 Beechwood Drive
La Pine, OR 97399



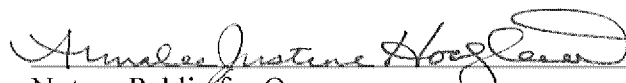
Kyle Schmid

Date: April 3, 2025



STATE OF OREGON)
) ss.
County of Deschutes)

This instrument was acknowledged before me by Kyle Schmid on April 3, 2025.


Notary Public for Oregon
My commission expires: 6/11/2028

ORS 93.915 Notice of Default

TO: Albert Baker
Nancy Wilson
12011 Beechwood Drive
La Pine, OR 97739

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 of Sale (Contract) dated May 15, 2024, between Kevin P. Berling & Sara A. Franzen as Seller, and Albert Baker & Nancy Wilson as Buyer, a memorandum of which was recorded on May 24, 2024, as Document Number 2024-004130, Official Records of Klamath County, Oregon.
- 2. Property.** The Property which is the subject of the Contract Is known as 12011 Beechwood Drive, La Pine, OR 97739, and is more particularly described as follows:

Lot 11, Block 9, SUN FOREST ESTATES, TRACT 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

3. Nature of Default.

The default is your failure to make timely payments. The delinquent amount is \$1,386 for the month of March 2025, which amount includes late fees equal to 5% of the monthly payment.

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

March 2025 Payment (and late fee): \$ 1,386.00

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 90 DAYS FROM THE DATE THIS NOTICE IS MAILED TO CORRECT ANY AND ALL DEFAULTS OF THE CONTRACT OF SALE ALONG WITH PAYMENT OF ALL

AMOUNTS DUE UNDER THE CONTRACT OF SALE AT THE TIME YOU TENDER PAYMENT TO CURE THE DEFAULT. THE CONTRACT WILL BE FORFEITED IF THE DEFAULT IS NOT CURED BY 11:59 PM (the end of the day) on July 3, 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 July 3, 2025:
- a. The sum of \$1,386.00 is received on account of the Contract by the Seller;
 - b. The additional amount of \$447.00 is received by the Seller. This sum consists of the following:
 - i. Recording Fee: \$97
 - ii. Attorney Fees: \$350
 - c. The additional sum of \$1,320.70 each, for any monthly installment payment due under the Contract of Sale at the time any payment to cure this Notice of Default is tendered to Seller.

7. Name and Address of Seller's Attorney:

Kyle Schmid
Buchanan Schmid LLC
937 NW Newport Ave., Ste. 220
Bend, OR 97703

8. Statutory Disclosure.

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

9. **Date Notice Mailed.** This Notice of Default was signed and Mailed First Class Mail and Certified Mail, return receipt requested on April 3, 2025.

BUCHANAN SCHMID LLC



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