

2025-003052

Klamath County, Oregon

Returned at Counter



00341121202500030520100101

04/25/2025 08:15:24 AM

Fee: \$127.00

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

AFFIDAVIT OF MAILING NOTICE OF DEFAULT

STATE OF OREGON)
) ss.
County of Klamath)

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

1. Attached hereto as Exhibit A is a true and correct copy of the Notice of Default pertaining to the contract described herein (Contract).

2. The Contract contains a "forfeiture remedy" as defined in ORS 93.905(2).

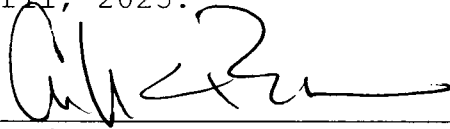
3. The Notice of Default was mailed by both first-class mail and by certified mail with return receipt requested to the following person at the last known addresses indicated.

Regina Ulrich
P.O. Box 541
Bonanza, OR 97623

4. Attached as Exhibit B is a copy of the Certified Mail Receipt for the address named in item 3 above.

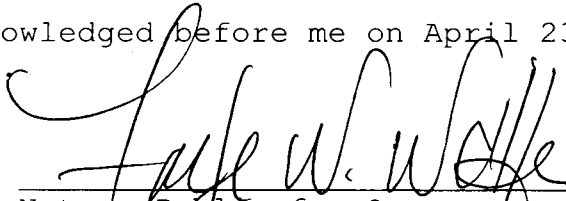
5. I make this declaration as attorney for and on behalf of Realvest Inc.

Dated this 23rd day of April, 2025.



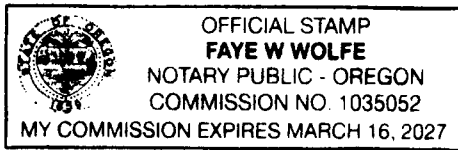
Andrew C. Brandsness, OSB# 831597
Attorney for Realvest Inc.
Email: andy@brandsnessrudd.com

This instrument was acknowledged before me on April 23,
2025, by Andrew C. Brandsness.



Notary Public for Oregon

My commission expires: 3/16/27



NOTICE OF DEFAULT

Via First-Class Mail; Certified Mail/Return Receipt

Regina Ulrich
P.O. Box 541
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 Realvest Inc., a Nevada Corporation as Seller, and Regina Ulrich as Purchaser.

2. *Property.* The properties which are the subject of the Contract is known as R-3711-036D0-00900-000, Hummingbird Dr., Bly Mtn, Bonanza, Oregon and R-3711-036D0-01000-000, Hummingbird Dr., Bly Mtn, Bonanza, Oregon is more particularly described as follows:

LOT 19, BLOCK 108, KLAMATH FALLS FOREST ESTATES, HWY 66,
PLAT 4, Klamath County, Oregon

And

LOT 20, BLOCK 108, KLAMATH FALLS FOREST ESTATES, HWY 66,
PLAT 4, Klamath County, Oregon

3. *Nature of Default.* The default consists of the violations of Klamath County Land Development Code Article 82. See attached Exhibit A regarding Code Citation #'s 11667 and 11668. Monthly payments of \$217.41 per month through June 3, 2024, and any and all late charges associated therewith, and further payments due from June 3, 2024.

4. *Date Contract Will Be Forfeited.* The Contract will be forfeited if the default is not cured by midnight on June 25, 2025.

5. *How to Cure Default.* The default will be cured if by June 22, 2025, the following occur:

5.1 Cease County code violations. See attached Exhibit A.

5.2 Pay all delinquent payments and late fees associated therewith as described in paragraph three above.

1. NOTICE OF DEFAULT

EXHIBIT A

5.3 Pay sellers attorney's fees of \$350.00.

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 first-class mail to the last known address of the following persons or their legal representatives on April 21, 2025.

Regina Ulrich
P.O. Box 541
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.

1. NOTICE OF DEFAULT

EXHIBIT A



KLAMATH COUNTY CODE ENFORCEMENT

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

May 23, 2024

CODE CASE # 483-23-000403-NVST

REALVEST INC A NEVADA CORPORATION
63 VIA PICO PLAZA 544
SAN CLEMENTE CA 92672

RE: R-3711-036D0-00900-000 (Hummingbird Dr. Bly Mtn. Bonanza) and
R- 3711-036D0-01000-000 (Hummingbird Dr. Bly Mtn. Bonanza)

Dear Property Owner,

I issued Citation #11667 for failure with Klamath County, below are the specific issues.

401.020 (1) Specific Nuisances.

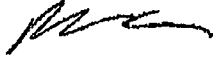
401.020 (1) (b) Accumulation, collection or storage of solid waste, hazardous waste, garbage, sewage sludge, or liquid waste, without prior approval of the County Health Officer/Public Health Administrator, or Solid Waste Department, unless the person is licensed by lawful authority to operate a business specifically for those purposes, franchised or has been issued a permit by lawful authority, and storage or accumulation occurs on such property which allows such use as a permitted use under the Klamath County Zoning and Land Use Ordinances.

401.020 (1) (i) Any abandoned, inoperable, or unlicensed vehicle, or parts thereof, legally or physically incapable of being operated must be completely enclosed within a building and/or carport unless the owner of the property is lawfully authorized to operate a business specifically for the purpose of storage of discarded vehicles.

The 1st appearance court hearing is scheduled for Tuesday, June 18th, 2024 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 date, we will dismiss the citation. Please contact us by June 10th, 2024 so we can re-inspect the property for compliance.

Thank you,



Michael Chan
Code Enforcement Officer
Klamath County Oregon

CITATION AND SUMMONS TO APPEAR IN COURT

Please appear in the marked location below.

- ☐ Circuit Court of the State of Oregon, County of Klamath
318 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. 11667**

VS.

Name Realvest Inc A Nevada Corporation
Last First Middle
Address 63 Via Pico Plaza 5th Phone (949) 248 2512
City and State San Clemente CA Zip 92672
At the location of R-3711-03600-00900 at 9:49 A.M.
Date 5/16/24 Date 5/16/24 in Klamath County, Oregon

Oregon you did unlawfully commit the offense of

401.020 (1)

(b) = \$720

(j) = \$720

See Exhibit "A"

401.310 Contrary to KCC Section/KC Ord: 401.020 (2)

(b) (j) 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.

5/23/24
(Date)

[Signature]
(Enforcement Officer)

SUMMONS

You are summoned to appear in the above court on

the 18th day of June, 2024

at 1:30-3:30 P.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
\$ 1440

See Exhibit "A"



KLAMATH COUNTY CODE ENFORCEMENT

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

May 23, 2024

CODE CASE # 483-23-000403-NVST

REALVEST INC A NEVADA CORPORATION
63 VIA PICO PLAZA 544
SAN CLEMENTE CA 92672

RE: R-3711-036D0-00900-000 (Hummingbird Dr. Bly Mtn. Bonanza) and
R- 3711-036D0-01000-000 (Hummingbird Dr. Bly Mtn. Bonanza)

Dear Property Owner,

I issued Citation #11668 for failure with Klamath County, below are the specific issues.

Klamath County Land Development Code:

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.

The 1st appearance court hearing is scheduled for Tuesday, June 18th, 2024 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. Please contact us by June 10th, 2024 so we can re-inspect the property for compliance.

Thank you,

A handwritten signature in black ink, appearing to read "Michael Chan".

Michael Chan
Code Enforcement Officer
Klamath County Oregon

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
8500 S. 6th St., Klamath Falls, Oregon

KLAMATH COUNTY, OREGON **No. 11668**
vs.

Name Redvest Inc A Nevada Corporation
Last First Middle

Address 63 Via Pico Plaza 544 Phone (949) 248 2512

City and State San Clemente CA Zip 92672

At the location of R-3711-03600-00900 at 9:49 A.M.
R-3711-03600-01000

Date 5/16/24 Date 5/16/24 in Klamath County.

Oregon you did unlawfully commit the offense of

Klamath County Land Development Code

Article 82 = § 720

See Exhibit "A"

14.090 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.

5/23/24
(Date)

M. J. [Signature]
(Enforcement Officer)

SUMMONS

You are summoned to appear in the above court on

the 18th day of June, 20 24
at 1:30-3:30 P 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"

7015 0640 0002 4520 9391

U.S. Postal Service TM	
CERTIFIED MAIL [®] RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Certified Mail Fee	\$ 4.05
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 0.00
<input type="checkbox"/> Return Receipt (electronic)	\$ 0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 0.00
<input type="checkbox"/> Adult Signature Required	\$ 0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 0.00
Postage	\$ 11.11
Total Postage and Fees	\$ 15.16
Sent To	REGINA URBECT
Street and Apt. No., or PO Box No.	PO BOX 541
City, State, ZIP+4 [®]	BOHANNAN, OR 97623
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

EXHIBIT B