

2025-004072

Klamath County, Oregon



00342380202500040720030036

05/30/2025 10:24:38 AM

Fee: \$92.00

After recording, return to:  
Bear Butte LLC  
P.O. Box 1592  
Prineville, OR 97754

## NOTICE OF DEFAULT

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:* Land Sale Contract (Contract) between BEAR BUTTE LLC as Seller, and MARCUS CAINE CLAUNCH as Purchaser, dated February 26, 2021, unrecorded.

2. *Property:* The property which is the subject of the Contract is known as: that certain tract of land located in Klamath County, Oregon, with improvements thereon, identified as:

Lot Twelve (12) Block One Hundred (100), Klamath Falls Forest Estates Hwy 66 Unit, Plat No. 4 as recorded in Klamath County, Oregon.

Map and Tax Lot: R-3711-026D0-01400-000.

3. *Nature of Default:* The default consists of failure to pay monthly payments during the period of the contract which were due April 1, 2021 – May 1, 2025.

4. *Amount of Default:* The amount of the default is \$9,613.80 plus interest and late fees.

5. *Date Contract Will Be Forfeited:* The Contract will be forfeited if the default is not cured by July 15, 2025.

6. *How to Cure Default:* The default will be cured if by July 15, 2025 the following occur:

6.1 The sum of \$9,613.80 is *received* on account of the Contract by Bear Butte LLC, identified in paragraph 7 below.

6.2 Payment is *received* on account of the Contract by Bear Creek Valley LLC, identified in paragraph 7 below for any additional payments that come due and are unpaid for May 15 – July 15, 2025.

*7. Name and Address of Seller.*

Bear Butte LLC  
P.O. 1592  
Prineville, OR 97754

8. *Date Notice Mailed:* This notice has been deposited in both first-class and certified mail with return receipt requested, on May 10, 2025.

**ACKNOWLEDGEMENT**

**DATED:**

16 MAY 2025

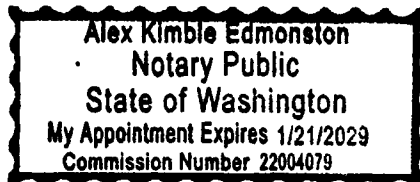
  
Vernon Kordahl

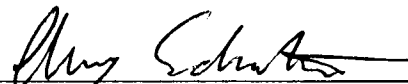
STATE OF WASHINGTON           )  
  ) ss  
County of King                    )

On this day personally appeared before me Vernon Kordahl, to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he (she or they) signed the same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 16<sup>th</sup> day of May 2025.

Seal



  
Notary Public for Washington  
My Commission Expires: 1/21/2029