

FILED  
COURT

IN THE CIRCUIT COURT OF THE STATE OF OREGON

FOR Deschutes COUNTY

2016 DEC -5 PM 3:29

Small Claims Department

DESCHUTES COUNTY  
OREGON

\_\_\_\_\_  
\_\_\_\_\_  
Plaintiff

Case No. \_\_\_\_\_

(Inmate ID #, if applicable, \_\_\_\_\_)

Deschutes Property Management

SMALL CLAIM AND  
NOTICE OF SMALL CLAIM

\_\_\_\_\_  
Defendant  
 Defendant is a public body

Filing fee at ORS 46.570  
Interpreter needed:  Spanish  Russian  
 other: \_\_\_\_\_

PLAINTIFF  Additional on attached page

DEFENDANT  Additional on attached page

Name \_\_\_\_\_

Deschutes Property Management  
Name (enter Registered Agent, if necessary, on next page)

Street \_\_\_\_\_

Street (do not use a P.O. Box) \_\_\_\_\_

Bend OR 97203  
City / State / Zip

Bend OR 97701  
City / State / Zip

Phone \_\_\_\_\_

Deschutes  
County

Phone \_\_\_\_\_

County \_\_\_\_\_

I, Plaintiff, claim that on or about (date) May 12, 2016, the above-named defendants owed me the sum of \$ 745<sup>00</sup> because Upon myself moving out of a rental, the owner of the home claims I owe \$1200.00 for the removal of a stone slab in the kitchen/dining room. I intended on re installing the slab upon moving out and had a professional give me a bid for the job. The owner took the slab and locked it in his shed and would not let me have it re installed after several attempts. I was charged \$1200 for the slab from my property management group. The estimate of the bid to re-install was \$455<sup>00</sup>. and this amount is still due.

I have paid (or will pay):

filing fees of \$ \_\_\_\_\_

and service costs of \$ \_\_\_\_\_

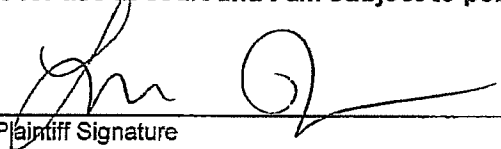
|            |       |
|------------|-------|
| Claim \$   | _____ |
| + Fees \$  | _____ |
| + Costs \$ | _____ |
| TOTAL \$   | _____ |

### DECLARATION OF BONA FIDE EFFORT

I, Plaintiff, have made a bona fide effort to collect this claim from the defendants before filing this claim with the court clerk.

I hereby declare that the above statements are true to the best of my knowledge and belief, and that I understand they are made for use in court and I am subject to penalty for perjury.

12/5/16  
Date

  
Plaintiff Signature

Email address\*

Lorrie Jones  
Plaintiff Name (print)

\*Some courts communicate with parties by email. By providing my email address I consent to receive notifications from the court by email instead of or in addition to other methods. I understand that if my email changes or if I choose to withdraw consent, I must notify the court in writing.

#### DEFENDANT'S REGISTERED AGENT:

Max Merrill  
Name

Street (do not use a P.O. Box)  
Bend OR 97701  
City / State / Zip

Phone County

**NOTICE TO DEFENDANT:  
READ THESE PAPERS CAREFULLY!**

Within **14 DAYS\*** after receiving this notice you **MUST** do **ONE** of the following things in writing:

- Pay the claim plus filing fees and service expenses paid by plaintiff (send payment directly to the plaintiff, not to the court) **OR**
- Demand a hearing and pay the fee required (below) **OR**
- Demand a jury trial and pay the fee required (below). This option is available **only** if amount claimed is more than \$750.

If you fail to do one of the above within 14 DAYS\* after you get this notice, the plaintiff may ask the court to enter a judgment against you. The judgment will be for the amount of the claim, plus filing fees and service costs paid by the plaintiff, plus a prevailing party fee. If you are not able to respond in time because you are in active military service of the United States, talk to a legal advisor about the Servicemembers Civil Relief Act.

**COURT NAME / ADDRESS / PHONE #**

v  
v  
v

**Defendant's Filing Fees** (must be filled in by the PLAINTIFF):

- (1) To demand a hearing if the amount claimed is \$2,500 or less      \$ \_\_\_\_\_
- (2) To demand a hearing if the amount claimed is more than \$2,500      \$ \_\_\_\_\_
- (3) To demand a jury trial (only if amount claimed is over \$750)      \$ \_\_\_\_\_

If you have questions about filing procedures, go to [www.courts.oregon.gov](http://www.courts.oregon.gov) for information and instructions, or you may contact the court clerk. The clerk *cannot* give you legal advice about the claim.

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**\*NOTE:** If the plaintiff is an inmate (ORS 30.642) AND the defendant is a government agency or other public body (ORS 30.260), the defendant must respond within **30 days** after receiving this Notice.

## **INSTRUCTIONS FOR RESPONDING TO A SMALL CLAIM**

Mark your choice and return the *Defendant's Response* form (with the required fees) to the court where the Plaintiff filed the claim. Go to [www.courts.oregon.gov](http://www.courts.oregon.gov) for fee information. You can mark both "Denial of Claim" and "Counterclaim," but if you pay the claim, do not mark any other choice. PRINT CLEARLY! Write all names *first, middle, last*.

**EACH defendant must file a separate response** (except husband-wife or registered domestic partners, who may file a joint response). Write in the Case Number at the bottom of each page. If you have questions about procedures, contact the court clerk. The clerk **cannot** give you legal advice. Courts accept credit and debit cards, cash, and check or money order made payable to the State of Oregon.

### **READ THE FOLLOWING CAREFULLY**

Unless you complete and sign this form and file it with the clerk within **14 calendar days** after you received service, the plaintiff may request a default judgment against you for the amount claimed plus filing fees, service costs, and a prevailing party fee.

If you do not send the proper fee payment, your response may be rejected and a default judgment entered against you. A default judgment may allow the plaintiff to seize and sell your property, garnish your wages, or seize funds from your bank account to satisfy the judgment. If you are not able to pay the fees, you may file a Request for Fee Deferral or Waiver.

- **If you are in the military** – you *may* be protected from default judgments by the Servicemembers Civil Relief Act (50 U.S.C. App. § 501) if you are unable to respond in time because you are in active military service. The plaintiff may not get a default judgment against you unless you waive your rights under this Act, leave the military, or the judge holds a special hearing in your case. Speak to a legal advisor if you have concerns or questions, or if you believe a default judgment has been entered against you.
  - If you choose to waive your rights so that the plaintiff can get a default judgment, fill out the ***Waiver of Right to Stay of Proceedings***.
- Talk to a legal advisor or call the state bar association (page 1). The rules about whether you are covered by this law are very technical and complex. **DO NOT** rely on your enlistment status to protect you.

### **1. PAYMENT OF CLAIM**

Send payment *directly to the plaintiff*. **You must pay within 14 days from the day you receive the claim.** Your payment must include filing fees and service fees that the plaintiff has paid. Fill out the ***Response*** and attach proof of your payment or return of property. There is no additional filing fee for this.

### **2. DEMAND A HEARING**

To demand a hearing you must enclose the "defendant's first appearance" fee. Small claims hearings are informal. Both plaintiff and defendant may offer testimony and bring witnesses and other evidence at the trial. No lawyers may participate in the hearing without the judge's permission. You cannot appeal a decision from small claims court.

Come prepared with *factual* evidence if you have any, including contracts, receipts, photos, or other evidence to dispute the plaintiff's claim.

### **3. DEMAND A JURY TRIAL**

If the plaintiff's claim is more than \$750, you can demand a jury trial and pay the jury trial fees. If you demand a jury trial, the plaintiff will have to file a formal complaint within 20 days. If the

plaintiff does not file the complaint, the case will be dismissed and you may ask the court to refund the jury trial fee.

If the plaintiff files a formal complaint, a copy of the complaint and a summons will be mailed to you. You must respond within **10 days** of receipt. If you do not respond, the plaintiff may get a default judgment against you. If you lose at trial, you may have to pay the plaintiff's lawyer fees.

When the court receives your response to the formal complaint, the case may go to mandatory arbitration. This is an informal hearing with an arbitrator (not a judge) who will make a decision. If either you or the plaintiff do not agree with the arbitrator's decision, you may file an appeal and go to trial. However, if you do not do better with the judge, you will have to pay the trial fees for the other side. Additional fees are required for arbitration.

**4. FILING COUNTERCLAIMS:** If you believe that the plaintiff owes you money or property as part of the same transaction or event, you may file a counterclaim against the plaintiff. Talk to a lawyer if you are not sure whether your counterclaim is part of the same transaction or event.

If your counterclaim is for \$10,000 or less, it will be decided at the same hearing as the plaintiff's claim. If your counterclaim is over \$10,000, you must file a motion to transfer your case to the civil department. If you do not file this motion, your counterclaim may be dropped, and will not be heard.

- If your counterclaim requires a transfer to the civil department, the plaintiff will not be limited to the original amount of the claim. New amounts may be added if they relate to the same transaction or event. If you file a counterclaim that requires transfer to the civil department and you lose the counterclaim, you will have to pay the plaintiff's lawyer fees. Your claim may be referred for mandatory arbitration, which requires payment of additional fees.
- Describe *briefly* why the Plaintiff owes you the amount or property you have claimed
  - If you are requesting property, describe the property *specifically*, including its value and the source of the value (Blue Book, contract, purchase receipt, professional estimate).
- NOTE: YOU have to prove your counter-claims. Be prepared with *factual* evidence to support your claims. This means things like receipts, contracts, photographs, etc.

#### **MEDIATION**

Many courts have mediation programs for small claims, which may be required before a judge will hear your case. If you file a response denying the claim or making a counterclaim, the court will schedule mediation for *both* parties. Mediation is confidential. If you do not want to try mediation or cannot resolve the dispute through mediation, a trial will be set at a later date.

**Mediation has many benefits for the parties:**

- \* Mediation brings all of the parties together to discuss the dispute with a trained, neutral mediator.
- \* Mediation offers a final opportunity to control the outcome of the dispute before turning it over to a judge. Remember, no matter how right you think you are, you may not win the case.
- \* A mediated agreement is enforceable, but will not appear on a credit report unless the agreement is not followed and a judgment is entered later.

The court may be a secure building. Allow enough time to get through security. Dress appropriately.

IN THE CIRCUIT COURT OF THE STATE OF OREGON  
FOR \_\_\_\_\_ COUNTY  
Small Claims Department

\_\_\_\_\_  
\_\_\_\_\_  
v. Plaintiff  
\_\_\_\_\_  
Defendant

Case No: \_\_\_\_\_

**DEFENDANT'S RESPONSE**

Interpreter needed:  Spanish  Russian  
 other: \_\_\_\_\_

*EACH Defendant must file a separate response (spouses and Registered Domestic Partners may file a joint response)*

**PAYMENT OF CLAIM:**

Proof of payment (including fees and costs) to Plaintiff is attached (or proof that the requested property was returned to Plaintiff).

Total Amount Paid: \$ \_\_\_\_\_ (or) Describe property and method of return:

\_\_\_\_\_  
\_\_\_\_\_

**DENIAL OF CLAIM**

I deny the plaintiff's claim and demand a  hearing (or)  jury trial.\*

\*The claim must be for more than \$750 (without fees and costs) to request a jury trial.

**COUNTERCLAIM:**

I make the following counterclaim\* against the plaintiff for \$ \_\_\_\_\_.

\*Counterclaims must arise out of the same transaction or event as the plaintiff's claim.

I, Defendant, claim that on or about (date) \_\_\_\_\_, the above-named plaintiff owed me the amount claimed because \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_, and this amount is still due.

If the amount is the value of property that you believe should be given to you, describe the property: \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

Email address\* \_\_\_\_\_

Name (Print) \_\_\_\_\_

Street \_\_\_\_\_

City/State/ZIP \_\_\_\_\_

Phone \_\_\_\_\_

\*Some courts communicate with parties by email. By providing my email address I consent to receive notifications from the court by email instead of or in addition to other methods. I understand that if my email changes or if I choose to withdraw consent, I must notify the court in writing.