

Chapter 87

1983 REPLACEMENT PART

Statutory Liens

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CONSTRUCTION LIENS

87.001 Short title. ORS 87.001 to 87.060 and 87.075 to 87.093 shall be known and may be cited as the Construction Lien Law. [1975 c.466 §1]

87.005 Definitions for ORS 87.001 to 87.060 and 87.075 to 87.093. As used in ORS 87.001 to 87.060 and 87.075 to 87.093:

(1) "Commencement of the improvement" means the first actual preparation or construction upon the site or the first delivery to the site of materials of such substantial character as to notify interested persons that preparation or construction upon the site has begun or is about to begin.

(2) "Construction" includes creation or making of an improvement, and alteration, partial construction and repairs done in and upon an improvement.

(3) "Construction agent" includes a contractor, architect, builder or other person having charge of construction or preparation.

(4) "Contractor" means a person who contracts on predetermined terms to be responsible for the performance of all or part of a job of preparation or construction in accordance with established specifications or plans, retaining in himself control of means, method and manner of accomplishing the desired result, and who provides:

- (a) Labor at the site; or
- (b) Materials, supplies and labor at the site.

(5) "Improvement" includes any building, wharf, bridge, ditch, flume, reservoir, well, tunnel, fence, street, sidewalk, machinery, aqueduct and all other structures and superstructures, whenever it can be made applicable thereto.

(6) "Mortgagee" means a person who has a valid subsisting mortgage of record or trust deed of record securing a loan upon land or an improvement.

(7) "Original contractor" means a contractor who has a contractual relationship with the owner.

(8) "Owner" means:

(a) A person who is or claims to be the owner in fee or a lesser estate of the land on which preparation or construction is performed; or

(b) A person who has entered into a contract for the purchase of an interest in the land or improvement thereon sought to be charged with a lien created under ORS 87.010; or

(c) A person to whom a valid subsisting lease on land or an improvement is made, and who

possesses an interest in the land or improvement by reason of that lease.

(9) "Preparation" includes excavating, surveying, landscaping, demolition and detachment of existing structures, leveling, filling in, and other preparation of land for construction.

(10) "Site" means the land on which construction or preparation is performed.

(11) "Subcontractor" means a contractor who has no direct contractual relationship with the owner. [Amended by 1957 c.651 §1; 1973 c.671 §1; 1975 c.466 §2; 1977 c.596 §1]

87.010 Construction liens; who is entitled to lien. (1) Any person performing labor upon, transporting or furnishing any material to be used in, or renting equipment used in the construction of any improvement shall have a lien upon the improvement for the labor, transportation or material furnished or equipment rented at the instance of the owner of the improvement or his construction agent.

(2) Any person who engages in or rents equipment for the preparation of a lot or parcel of land, or improves or rents equipment for the improvement of a street or road adjoining a lot or parcel of land at the request of the owner of the lot or parcel, shall have a lien upon the land for work done, materials furnished or equipment rented.

(3) A lien for rented equipment under subsection (1) or (2) of this section shall be limited to the reasonable rental value of the equipment notwithstanding the terms of the underlying rental agreement.

(4) Trustees of an employe benefit plan shall have a lien upon the improvement for the amount of contributions, due to labor performed on that improvement, required to be paid by agreement or otherwise into a fund of the employe benefit plan.

(5) An architect, landscape architect, land surveyor or registered engineer who, at the request of the owner or an agent of the owner, prepares plans, drawings or specifications that are intended for use in or to facilitate the construction of an improvement or who supervises the construction shall have a lien upon the land and structures necessary for the use of the plans, drawings or specifications so provided or supervision performed.

(6) A landscape architect, land surveyor or other person who prepares plans, drawings, surveys or specifications that are used for the landscaping or preparation of a lot or parcel of land or who supervises the landscaping or preparation shall have a lien upon the land for the

plans, drawings, surveys or specifications used or supervision performed. [Amended by 1957 c.651 §2; 1973 c.671 §2; 1975 c.466 §3; 1977 c.596 §2; 1981 c.757 §1]

87.015 Land and interests therein subject to lien; leaseholds. (1) The site together with the land that may be required for the convenient use and occupation of the improvement constructed on the site, to be determined by the court at the time of the foreclosure of the lien, shall also be subject to the liens created under ORS 87.010 (1), (4) and (5) if, at the time of the commencement of the improvement, the person who caused the improvement to be constructed was the owner of that site and land. If the person owned less than a fee-simple estate in the site and land, then only his interest therein shall be subject to the lien.

(2) If a lien created under ORS 87.010 (1), (4) and (5) is claimed against a unit as defined in ORS 94.004 to 94.480, the Oregon Condominium Act, the common elements appertaining to that unit are also subject to the lien.

(3) When the interest of the person who caused the improvement to be constructed is a leasehold interest, and that person has forfeited his rights thereto, the purchaser of the improvement and leasehold term at any sale under the provisions of ORS 87.001 to 87.060 and 87.075 to 87.093, is deemed to be the assignee of the leasehold term, and may pay the lessor all arrears of rent or other money and costs due under the lease. If the lessor regains possession of the property, or obtains judgment for the possession thereof prior to the commencement of construction of the improvement, the purchaser may remove the improvement within 30 days after he purchases it, and the owner of the land shall receive the rent due him, payable out of the proceeds of the sale, according to the terms of the lease, down to the time of removal. [Amended by 1975 c.466 §4]

87.018 Delivery of notices. All notices required under ORS 87.001 to 87.060 and 87.075 to 87.093 shall be in writing and delivered in person or delivered by registered or certified mail except for the "Information Notice to Owner" described in ORS 87.093 which may also be proved by a United States Postal Service certificate of mailing. [1975 c.466 §5; 1981 c.757 §2]

Note: 87.018 was enacted into law by the Legislative Assembly but was not added to or made a part of 87.005 to 87.075 by legislative action. See Preface to Oregon Revised Statutes for further explanation.

87.020 [Amended by 1965 c.446 §1; 1967 c.600 §1; 1967 c.602 §1; repealed by 1975 c.466 §6 (87.021 enacted in lieu of 87.020)]

87.021 Notice to owners; effect of failure to give notice. (1) Except when material or labor described in ORS 87.010 (1) to (3), (5) and (6) is furnished at the request of the owner, a person furnishing any materials or labor described in ORS 87.010 (1) to (3), (5) and (6) for which a lien may be claimed under ORS 87.010 shall give a notice of the right to lien to the owner of the site. The notice of the right to lien may be given at any time during the progress of the improvement, but the notice only protects the right to claim a lien on those materials and that labor provided after a date which is eight days not including Saturdays, Sundays and other holidays as defined in ORS 187.010 before the notice is delivered or mailed. However, no right to claim a lien under ORS 87.010 (5) or (6) exists for any services provided for an owner-occupied residence at the request of an agent of the owner.

(2) The notice required by subsection (1) of this section shall be substantially in the form set forth in ORS 87.023.

(3) A lien claimed under ORS 87.010 (1) to (3), (5) or (6) shall not be enforced unless the notice required by subsection (1) of this section is given.

(4) A person who performs labor upon a commercial improvement or provides labor and material for a commercial improvement or who rents equipment used in the construction of a commercial improvement need not give the notice required by subsection (1) of this section in order to acquire a lien under ORS 87.010. As used in this subsection:

(a) "Commercial improvement" means any structure or building not used or intended to be used as a residential building, or other improvements to a site on which such a structure or building is to be located.

(b) "Residential building" means a building or structure that is or will be occupied by the owner as a residence and that contains not more than four units capable of being used as residences or homes. [1975 c.466 §7 (enacted in lieu of 87.020); 1981 c.757 §3; 1983 c.674 §1; 1983 c.757 §1]

87.023 Notice of right to lien; form of notice. The notice of the right to lien required under ORS 87.021 shall include, but not be limited to, the following information and shall be substantially in the following form:

NOTICE OF THE RIGHT TO LIEN WARNING: READ THIS NOTICE. PROTECT YOURSELF FROM PAYING ANY CONTRACTOR OR SUPPLIER TWICE FOR THE SAME SERVICE.

To: _____ Date of mailing: _____
 Owner _____
 Owner's address _____

This is to inform you that _____ has begun to provide _____ (description of materials, labor or services) ordered by _____ for improvements to property you own. The property is located at _____

A lien may be claimed for all materials, labor and services furnished after a date that is eight days not including Saturdays, Sundays and other holidays as defined in ORS 187.010 before this notice was mailed to you.

Even if you or your mortgage lender have made full payment to the contractor who ordered these materials or services, your property may still be subject to a lien unless the supplier providing this notice is paid.

THIS IS NOT A LIEN. It is a notice sent to you for your protection in compliance with the construction lien laws of the State of Oregon.

This notice has been sent to you by:

NAME: _____
 ADDRESS: _____
 TELEPHONE: _____

IF YOU HAVE ANY QUESTIONS ABOUT THIS NOTICE, FEEL FREE TO CALL US.

IMPORTANT INFORMATION ON REVERSE SIDE

IMPORTANT INFORMATION FOR YOUR PROTECTION

Under Oregon's laws, those who work on your property or provide materials and are not paid have a right to enforce their claim for payment against your property. This claim is known

as a construction lien.

If your contractor fails to pay subcontractors, material suppliers or laborers or neglects to make other legally required payments, the people who are owed money can look to your property for payment, even if you have paid your contractor in full.

The law states that all people hired by a contractor to provide you with materials, labor or services must give you a notice of the right to lien to let you know what they have provided.

WAYS TO PROTECT YOURSELF ARE:

- **RECOGNIZE** that this notice of delivery of materials, labor or services may result in a lien against your property unless all those supplying a notice of the right to lien have been paid.

- **LEARN** more about the lien laws and the meaning of this notice by contacting the Builders Board, an attorney or the firm sending this notice.

- **ASK** for a statement of the labor or materials provided to your property from each party that sends you a notice of the right to lien.

- **WHEN PAYING** your contractor for materials, labor or services, you may make checks payable jointly to the contractor and the firm furnishing materials, labor or services for which you have received a notice of the right to lien.

- **OR** use one of the methods suggested by the "Information Notice to Owners." If you have not received such a notice, contact the Builders Board.

- **GET EVIDENCE** that all firms from whom you have received a notice of the right to lien have been paid or have waived the right to claim a lien against your property.

- **CONSULT** an attorney, a professional escrow company or your mortgage lender.

[1981 c.757 §5; 1983 c.757 §2]

87.025 Priority of liens; right to sell improvements separately from land; notice to mortgagee; list of materials or supplies. (1) A lien created under ORS 87.010 (2) or (6) upon any lot or parcel of land shall be preferred to any lien, mortgage or other encumbrance which attached to the land after or was unrecorded at the time of commencement of the improvement.

(2) Except as provided in subsections (3) and (6) of this section, a lien created under ORS 87.010 (1), (4) or (5) upon any improvement

shall be preferred to all prior liens, mortgages or other encumbrances upon the land upon which the improvement was constructed. To enforce such lien the improvement may be sold separately from the land; and the purchaser may remove the improvement within a reasonable time thereafter, not to exceed 30 days, upon the payment to the owner of the land of a reasonable rent for its use from the date of its purchase to the time of removal. If such removal is prevented by legal proceedings, the 30 days shall not begin to run until the final determination of such proceedings in the court of first resort or the appellate court if appeal is taken.

(3) No lien for materials or supplies shall have priority over any recorded mortgage or trust deed on either the land or improvement unless the person furnishing the material or supplies, not later than eight days, not including Saturdays, Sundays and other holidays as defined in ORS 187.010, after the date of delivery of material or supplies for which a lien may be claimed, delivers to the mortgagee either a copy of the notice given to the owner under ORS 87.021 to protect the right to claim a lien on the material or supplies or a notice in any form that provides substantially the same information as the form set forth in ORS 87.023.

(4) A mortgagee who has received notice of delivery of materials or supplies in accordance with the provisions of subsection (3) of this section, may demand a list of those materials or supplies including a statement of the amount due by reason of delivery thereof. The list of materials or supplies shall be delivered to the mortgagee within 15 days of receipt of demand, as evidenced by a receipt or a receipt of delivery of a registered or certified letter containing the demand. Failure to furnish the list or the amount due by the person giving notice of delivery of the materials or supplies shall constitute a waiver of the preference provided in subsections (1) and (2) of this section.

(5) Upon payment and acceptance of the amount due to the supplier of materials or supplies, and upon demand of the person making payment, the supplier shall execute a waiver of all lien rights as to materials or supplies for which payment has been made.

(6) Unless the mortgage or trust deed is given to secure a loan made to finance the alteration or repair, a lien claimed under ORS 87.010 for the alteration and repair of an improvement commenced and made subsequent to the date of record of a duly executed and recorded mortgage or trust deed on that improvement or on the site shall not take precedence over the mortgage or

trust deed. [Amended by 1965 c.446 §2; 1967 c.602 §2; 1975 c.466 §8; 1981 c.757 §6; 1983 c.513 §1; 1983 c.674 §3]

87.027 Right of owner to demand list of materials and labor; penalty for failure to provide list. An owner who receives a notice of the right to lien in accordance with the provisions of ORS 87.021 may demand, in writing, from the person providing materials or labor a list of materials or description of labor supplied or a statement of the contractual basis for supplying the materials or labor, including the percentage of the contract completed, and the charge therefor to the date of the demand. The supplier's statement shall be delivered to the owner within 15 days of receipt of the owner's written demand, as evidenced by a receipt or a receipt of delivery of a certified or registered letter containing the demand. Failure of the supplier to furnish the information requested constitutes a loss of attorney fees and costs otherwise allowable in a suit to foreclose a lien.

[1981 c.757 §8]

87.030 Effect of owner having knowledge of improvement; notice of nonresponsibility. Every improvement except an improvement made by a person other than the landowner in drilling or boring for oil or gas, constructed upon lands with the knowledge of the owner shall be deemed constructed at the instance of the owner, and the interest owned shall be subject to any lien filed pursuant to the provisions of ORS 87.001 to 87.060 and 87.075 to 87.093, unless the owner shall, within three days after he obtains knowledge of the construction, give notice that he will not be responsible for the same by posting a notice in writing to that effect in some conspicuous place upon the land or the improvement situated thereon. [Amended by 1975 c.466 §9]

87.035 Filing of claim for lien. (1) Every person claiming a lien under ORS 87.010 (1) or (2) shall file the claim not later than 90 days after he has ceased to provide labor, rent equipment or furnish materials or 60 days after completion of construction, whichever is earlier. Every other person claiming a lien under ORS 87.010 shall file the claim not later than 60 days after the completion of the construction. All claims shall be filed as provided by subsection (2) of this section.

(2) The claim shall be filed for recording with the recording officer of the county or counties in which the improvement, or some part thereof, is situated and shall contain:

(a) A true statement of demand, after deducting all just credits and offsets;

(b) The name of the owner, or reputed owner, if known;

(c) The name of the person by whom the claimant was employed or to whom he furnished the materials or rented the equipment or by whom contributions are owed; and

(d) A description of the property to be charged with the lien sufficient for identification, including the address if known.

(3) The claim shall be verified by the oath of the person filing or of some other person having knowledge of the facts, subject to the criminal penalties for false swearing provided under ORS 162.075. [Amended by 1961 c.609 §1; 1973 c.671 §3; 1975 c.466 §10; 1983 c.517 §1]

87.039 Notice of filing claim for lien; effect of failure to give notice. (1) A person filing a claim for a lien as provided by ORS 87.035 shall deliver to the owner a notice in writing that the claim has been filed. The notice shall be delivered not later than 20 days after the date of filing. Notice delivered to the owner who received the notice of the right to lien as provided by ORS 87.021 shall be deemed in compliance with the requirement of this subsection, unless the person giving notice has actual knowledge of changed ownership.

(2) No costs, disbursements or attorney fees otherwise allowable as provided by ORS 87.060 shall be allowed to any party failing to comply with subsection (1) of this section. [1975 c.466 §14; 1983 c.674 §4]

Note: 87.039 was enacted into law by the Legislative Assembly but was not added to or made a part of 87.005 to 87.075 by legislative action. See Preface to Oregon Revised Statutes for further explanation.

87.040 [Repealed by 1975 c.466 §25]

87.045 Completion date of improvement; notice of completion, abandonment or nonabandonment; contents of notice.

(1) The completion of construction of an improvement shall occur when:

(a) The improvement is substantially complete; or

(b) A completion notice is posted and recorded as provided by subsections (2) and (3) of this section; or

(c) The improvement is abandoned as provided by subsection (5) of this section.

(2) When all original contractors employed on the construction of an improvement have substantially performed their contracts, the owner or mortgagee or an agent of either shall post and record a completion notice in writing

stating in substance the following:

Notice hereby is given that the building or structure on the following described premises, (insert the legal description of the property including the street address, if known) has been completed.

All persons claiming a lien upon the same under the Construction Lien Law hereby are notified to file a claim of lien as required by ORS 87.035.

Dated _____, 19__

Owner or Mortgagee
P. O. Address: _____

(3) Any notice provided for in this section shall be posted on the date it bears in some conspicuous place upon the land or upon the improvement situated thereon. Within five days from the date of posting the notice, the party posting it or his agent shall record with the recording officer of the county in which the property, or some part thereof, is situated, a copy of the notice, together with an affidavit indorsed thereon or attached thereto, made by the person posting the notice, stating the date, place and manner of posting the notice. The recording officer shall indorse upon the notice the date of the filing thereof and record and index the notice in the Construction Lien Book as required by ORS 87.050.

(4) Anyone claiming a lien under ORS 87.010 on the premises described in a completion or abandonment notice for labor performed and materials used prior to the date of the notice, shall file a claim of lien as required by ORS 87.035.

(5) Except as provided in subsection (6) of this section, an improvement is abandoned:

(a) On the 60th day after work on the construction of the improvement ceases; or

(b) When the owner or mortgagee of the improvement or an agent of either posts and records an abandonment notice in writing signed by either the owner or the mortgagee.

(6) When work on the construction of an improvement ceases, if the owner or mortgagee of the improvement intends to resume construction and does not want abandonment to occur, the owner or mortgagee or an agent of either shall post and record a nonabandonment notice in writing signed by either the owner or mortgagee. The notice of nonabandonment shall be posted and recorded not later than the 59th day after work on the construction ceases. The no-

tice of nonabandonment may be renewed at intervals of 180 days by rerecording the notice.

(7) The notices of abandonment or nonabandonment described in subsections (5) and (6) of this section shall state in substance:

(a) That the improvement is either abandoned or not abandoned.

(b) The legal description of the property, including the street address if known, on which the improvement is located.

(c) In the case of an abandonment notice, that all persons claiming a lien on the improvement should file a claim of lien as required by ORS 87.035.

(d) In the case of a nonabandonment notice, the reasons for the delay in construction.

(e) The date of the notice.

(f) The address of the person who signs the notice. [Amended by 1975 c.466 §11]

87.050 Recording. The recording officer of each county shall record all notices and claims required to be filed by the provisions of ORS 87.001 to 87.060 and 87.075 to 87.093 in a book kept for that purpose, and titled "Construction Lien Book." The notices and claims recorded in the Construction Lien Book shall be indexed as deeds and other conveyances are required by law to be indexed and shall constitute a public record of the county. [Amended by 1975 c.466 §12]

87.055 Duration of lien. No lien described in ORS 87.010 shall bind any improvement for a longer period than six months after the lien is filed unless suit is brought in a proper court within that time to enforce the lien, or if extended payment is provided and the terms thereof are stated in the recorded lien, then six months after the expiration of such extended payment, but no lien shall be continued in force for a longer time than two years from the time the claim for lien is filed under ORS 87.035 by any agreement to extend payment. [Amended by 1975 c.466 §13]

87.057 Notice of intent to foreclose; list of materials furnished and statement of prices; effect of failure to give notice.

(1) A person intending to commence suit to foreclose a lien shall deliver to the owner of the property upon which the lien is claimed and to the mortgagee a notice in writing not later than 10 days prior to commencement of the suit, stating that such person, or others, intends to commence suit to foreclose the lien. Notice delivered to the mortgagee who received the notice required by ORS 87.025 shall be deemed in compliance with this subsection, unless the

person giving notice has actual knowledge of a change of mortgagee.

(2) Where a notice of intention to commence suit to foreclose a lien has been given as provided by subsection (1) of this section, the sender of the notice upon demand of the owner shall furnish to the owner within five days after the demand a list of the materials and supplies with the charge therefor, or a statement of a contractual basis for the owner's obligation, for which a claim will be made in the suit to foreclose.

(3) A plaintiff or cross-complainant seeking to foreclose a lien in a suit to foreclose shall plead and prove compliance with subsections (1) and (2) of this section. No costs, disbursements or attorney fees otherwise allowable as provided by ORS 87.060 shall be allowed to any party failing to comply with the provisions of this section. [1975 c.466 §15]

Note: 87.057 was enacted into law by the Legislative Assembly but was not added to or made a part of 87.005 to 87.075 by legislative action. See Preface to Oregon Revised Statutes for further explanation.

87.058 Stay of foreclosure proceedings; requirements; procedure; duration of stay. (1) As used in this section:

(a) "Builder" has the meaning given that term in ORS 701.005.

(b) "Board" means the Builders Board established in ORS 701.205.

(c) "Structure" means a residence, duplex or multiunit residential building.

(2) When a suit to enforce a lien created by ORS 87.010 is filed and the owner of the structure subject to that lien files a claim with the board under ORS 701.145 against a builder who performed work that is subject to ORS chapter 701 on the structure, the owner may obtain a stay of proceedings on the suit to enforce the lien if:

(a) The owner already has paid a builder for that builder's work that is subject to this chapter on the structure;

(b) The person suing to enforce the lien created by ORS 87.010:

(A) Performed work that is subject to ORS chapter 701 on the structure for the builder who has been paid by the owner;

(B) Furnished labor or materials or rented or supplied equipment used on the structure to the builder who has been paid by the owner; or

(C) Otherwise acquired the lien under ORS 87.010 as a result of a contribution toward completion of the structure for which the builder has been paid by the owner; and

(c) The continued existence of the lien on which the suit is pending is attributable to the failure of the builder who has been paid by the owner to pay the person suing for that person's contribution toward completion of the structure.

(3) The owner may petition for the stay of proceedings described in subsection (2) of this section by filing the following papers in the circuit court in which the suit on the lien is pending:

(a) A certified copy of the claim filed with the board under ORS 701.145; and

(b) An affidavit signed by the owner that contains:

(A) A description of the structure;

(B) The street address of the structure;

(C) A statement that the structure is the structure upon which the suit to enforce the lien is pending; and

(D) A statement that the petitioner is the owner of the structure.

(4) Upon receipt of a complete petition described in subsection (3) of this section, the circuit court shall stay proceedings on the suit to enforce the lien.

(5) After the board has adjudicated or otherwise completely processed the claim against the builder's bond or deposit, the circuit court shall dissolve the stay ordered under subsection (4) of this section. [1981 c.618 §16]

87.060 Foreclosure; right to jury trial; distribution of proceeds of foreclosure sale. (1) Suits to enforce the liens created by ORS 87.010 shall be brought in the circuit courts, and the pleadings, process, practice and other proceedings shall be the same as in other cases.

(2) In suits to enforce the liens created by ORS 87.010, evidence of the actual costs of the labor and material provided by the lien claimant establishes a rebuttable presumption that those costs are the reasonable value of that labor and material.

(3) In suits to enforce the liens created by ORS 87.010, the court shall allow or disallow the lien. If the lien is allowed, the court shall proceed with the foreclosure of the lien and resolve all other pleaded issues. If the lien is disallowed, and a party has made a demand for a jury trial as provided for in subsection (4) of this section, the court shall empanel a jury to decide any issues triable of right by a jury. All other issues in the suit shall be tried by the court.

(4) A party may demand a trial by jury of any issue triable of right by a jury after the lien

is disallowed, if that party serves a demand therefor in writing upon the other parties at any time prior to commencement of the trial to foreclose the lien. The demand shall be filed with the court. The failure of a party to serve a demand as required by this subsection shall constitute a waiver by the party of trial by jury. A demand for trial by jury made as provided in this subsection may not be withdrawn without the consent of the parties.

(5) When notice of intention to commence suit to foreclose the lien has been given, pleaded and proven as provided for in ORS 87.057, the court, upon entering judgment for the lien claimant, shall allow as part of the costs all moneys paid for the filing or recording of the lien and all moneys paid for title reports required for preparing and foreclosing the lien. In suits to enforce a lien created by ORS 87.010 the court shall allow a reasonable amount as attorney fees at trial and on appeal to the party who prevails on the issues of the validity and foreclosure of the lien.

(6) In case the proceeds of any sale under ORS 87.001 to 87.060 and 87.075 to 87.093 are insufficient to pay all lienholders claiming under such statutes, the liens of all persons shall be paid pro rata. Each claimant is entitled to execution for any balance due the claimant after the distribution of the proceeds, and that execution shall be issued by the clerk of the court, upon demand, after the return of the sheriff or other officer making the sale showing the balance due.

(7) All suits to enforce any lien created by ORS 87.010 shall have preference on the calendar of the court over every civil suit, except suits to which the state is a party, and shall be tried by the court without unnecessary delay. In such suits, all persons personally liable, and all lienholders whose claims have been filed for record under the provisions of ORS 87.035, shall, and all other persons interested in the matter in controversy, or in the property sought to be charged with the lien, may be made parties; but persons not made parties are not bound by the proceedings. The proceedings upon the foreclosure of the liens created by ORS 87.010 shall, as nearly as possible, conform to the proceedings of a foreclosure of a mortgage lien upon real property. [Amended by 1975 c.466 §16; 1981 c.897 §20; 1981 c.898 §44; 1983 c.517 §2]

87.065 [Amended by 1961 c.609 §2; repealed by 1975 c.466 §25]

87.070 Amount of recovery by contractor; respective rights of contractor and owner. Any contractor may recover, upon a lien filed by him, only the amount due to him

according to the terms of his contract, after deducting all claims of other parties for work done and materials furnished for which a lien is created by ORS 87.010. Where a lien is filed under ORS 87.005 to 87.075 for work done or material furnished to any contractor, he shall defend any action brought thereupon at his own expense, and during the pendency of such action the owner may withhold from the contractor the amount of money for which such lien is filed. In case of judgment against the owner or his property upon the lien, the owner may deduct from any amount due or to become due by him to the contractor the amount of such judgment and costs; and if the amount of the judgment and costs exceeds the amount due by him to the contractor, or if the owner has settled with the contractors in full, he may recover back from the contractor any amount so paid in excess of the contract price, and for which the contractor was originally the party liable.

87.075 Exemption of building materials from attachment by third persons. When a person furnishes or procures materials for use in the construction of an improvement, those materials are not subject to attachment, execution or other legal process to enforce any debt due by the purchaser of the materials, except a debt due for the purchase money thereof, so long as in good faith the materials are about to be applied to the construction of the improvement. [Amended by 1975 c.466 §23]

87.076 Bond or deposit of money; amount. (1) The owner of an improvement or land against which a lien provided for by ORS 87.010 is claimed, or any other interested person, may file with the recording officer of the county in whose office the claim for lien is filed a bond executed by a corporation authorized to issue surety bonds in the State of Oregon to the effect that the owner of the improvement or land against which the lien is claimed shall pay the amount of the claim and all costs and attorney fees which are awarded against the improvement or land on account of the lien. The bond shall be in an amount not less than 150 percent of the amount claimed under the lien, or in the amount of \$1,000, whichever is greater.

(2)(a) In lieu of the surety bond provided for in subsection (1) of this section, the owner of an improvement or land against which a lien provided for by ORS 87.010 is claimed, or any other interested person, may deposit with the treasurer of the county in which the claim for lien is filed a sum of money or its equivalent equal in value to 150 percent of the amount claimed under the

lien, or in the amount of \$1,000, whichever is greater.

(b) The court in which any proceeding to foreclose the lien may be brought may, upon notice and upon motion by a person who makes a deposit under paragraph (a) of this subsection, order the money invested in such manner as the court may direct. A person who makes a deposit under paragraph (a) of this subsection shall be entitled to any income from the investments and the treasurer of the county shall pay the income when received to the depositor without order.

(3) A bond or money may be filed or deposited under subsection (1) or (2) of this section at any time after the filing of the claim for lien under ORS 87.035. [1975 c.466 §17; 1983 c.513 §3]

87.078 Notice of filing bond or depositing money; contents of notice; effect of failure to give notice. (1) A person who files a bond or deposits money under ORS 87.076 shall cause to be served upon the lien claimant a notice of the filing or deposit and, if a bond, a copy thereof, not later than 20 days after the filing or deposit. The notice shall state the location and time of the filing or deposit.

(2) If a person does not notify the lien claimant as required by subsection (1) of this section, the filing of the bond or the deposit of money is of no effect and the provisions of ORS 87.083 shall not apply in a suit to foreclose the lien for which the filing or deposit is made. [1975 c.466 §18]

87.080 [Amended by 1967 c.407 §3; repealed by 1975 c.648 §72]

87.081 Filing affidavit with county officer. (1) When a person files a bond with the recording officer of the county under ORS 87.076 and serves notice of the filing upon the lien claimant, he shall file with the same recording officer an affidavit stating that such notice was served.

(2) When a person deposits money with the treasurer of a county under ORS 87.076 and serves notice of the deposit upon the lien claimant, he shall file with the recording officer of the same county an affidavit stating that the deposit was made and notice served. [1975 c.466 §19]

87.082 [1967 c.407 §§1,2; repealed by 1975 c.648 §72]

87.083 Foreclosure after filing of bond or deposit of money; effect of filing or deposit; disposition of bond or money. (1) Any suit to foreclose a lien pursuant to ORS 87.060 which is commenced or pending after the filing of a bond or deposit of money under ORS 87.076 shall proceed as if no filing or deposit had

been made except that the lien shall attach to the bond or money upon the filing or deposit and the service of notice thereof upon the lien claimant. The property described in the claim for lien shall thereafter be entirely free of the lien and shall in no way be involved in subsequent proceedings.

(2) When a bond is filed or money is deposited, if, in a suit to enforce the lien for which the filing or deposit is made, the court shall allow the lien, the lien shall be satisfied out of the bond or money. The court shall include as part of its judgment an order for the return to the person who deposited the money of any amount remaining after the lien is satisfied.

(3) When a bond is filed or money is deposited, if, in a suit to enforce the lien for which the filing or deposit is made, the court shall disallow the lien, the court shall include as part of its judgment an order for the return of the bond or money to the person who filed the bond or money. [1975 c.466 §20]

87.085 [Repealed by 1975 c.648 §72]

87.086 Determination of adequacy of bond. If a lien claimant considers the bond filed with a recording officer of a county inadequate to protect his claim for lien for some reason other than the amount of the bond, he shall, within 10 days of receipt of the notice of filing, petition the court in which the suit to foreclose the lien may be brought for a determination of the adequacy of the bond. The lien claimant shall state in detail the reasons for the inadequacy. Not later than two days after the filing of the petition with the court, the lien claimant shall send a notice of the filing and a copy of the petition by registered or certified mail to the person who filed the bond. After a hearing, if the court determines that the bond is inadequate for one or more of the reasons stated by the lien claimant, the court shall order such action as shall make the bond adequate to protect the claim for lien. [1975 c.466 §21]

87.088 Return of bond or money. The recording officer or treasurer of a county in whose office a bond or money is filed or deposited under ORS 87.076 shall return it to the person who made the filing or deposit when:

(1) A suit to foreclose the lien is not commenced within the time specified by ORS 87.055; or

(2) The person who filed the bond or deposited the money presents a certified copy of a court's order for the return of the bond or all or some of the money to that person; or

(3) The person who filed the bond or deposited the money presents a written release of lien signed by the lien claimant. [1975 c.466 §22]

87.090 [Repealed by 1975 c.648 §72]

87.093 Information Notice to Owner; adoption by Builders Board; contents; when notice must be given; penalty for failure to provide. (1) The Builders Board shall adopt by rule a form entitled "Information Notice to Owner" which shall describe, in non-technical language and in a clear and coherent manner using words in their common and everyday meanings, the pertinent provisions of the Construction Lien Law of this state and the rights and responsibilities of an owner of property and an original contractor under that law. The rights and responsibilities described in the form shall include, but not be limited to:

(a) Methods by which an owner may avoid multiple payment for the same materials and labor;

(b) The right to file a claim against a registered builder with the Builders Board and, when appropriate, to be reimbursed from the builder's bond filed under ORS chapter 701; and

(c) The right to receive, upon written request therefor, a statement of the reasonable value of materials or labor provided from the persons providing the materials or labor at the request of an original contractor and who have also provided notices of the right to lien.

(2)(a) Each original contractor shall provide a copy of the "Information Notice to Owner" adopted by the Builders Board under this section to:

(A) The first purchaser of residential property constructed by the contractor and sold within the 60-day period immediately following the completion of construction; and

(B) The owner or an agent of the owner, other than an original contractor, at the time of signing a written residential construction or improvement contract with the owner.

(b) When the residential construction or improvement contract is an oral contract, the original contractor shall mail or otherwise deliver the "Information Notice to Owner" not later than five days after the contract is made.

(3) This section applies only to a residential construction or improvement contract for which the aggregate contract price exceeds \$1,000. If the price of a home improvement contract was initially less than \$1,000, but during the course of the performance of the contract exceeds that amount, the original contractor shall mail or

otherwise deliver the "Information Notice to Owner" not later than five days after the contractor knows or should reasonably know that the contract price will exceed \$1,000.

(4) An "Information Notice to Owner" need not be sent when the owner is a builder registered with the Builders Board under ORS chapter 701.

(5) Notwithstanding ORS 87.010, if an original contractor does not provide an owner or agent with an "Information Notice to Owner" as required under subsections (2) and (3) of this section, the original contractor may not claim any lien created under ORS 87.010 upon any improvement, lot or parcel of land of the owner for labor, services or materials supplied under the residential construction or improvement contract for which the "Information Notice to Owner" was not provided.

(6) If an original contractor does not provide an owner or agent with an "Information Notice to Owner" as required under subsection (2) of this section, the Builders Board may suspend the certificate of registration of the original contractor for any period of time that the board considers appropriate or impose a civil penalty of not more than \$1,000 upon the original contractor as provided in ORS 701.992.

(7) As used in this section:

(a) "Residential construction or improvement" means the original construction of residential property and constructing, repairing, remodeling or altering residential property and includes, but is not limited to, the construction, repair, replacement or improvement of driveways, swimming pools, terraces, patios, fences, porches, garages, basements and other structures or land adjacent to a residential dwelling.

(b) "Residential construction or improvement contract" means an agreement, oral or written, between an original contractor and an owner for the performance of a home improvement and includes all labor, services and materials furnished and performed thereunder. [1981 c.757 §9; 1983 c.757 §3]

87.095 [Repealed by 1975 c.648 §72]

87.100 [Amended by 1973 c.54 §1; repealed by 1975 c.648 §72]

87.105 [Repealed by 1975 c.648 §72]

87.110 [Repealed by 1975 c.648 §72]

87.115 [Repealed by 1975 c.648 §72]

87.120 [Repealed by 1975 c.648 §72]

87.122 [1955 c.438 §§1,2; repealed by 1975 c.648 §72]

87.125 [Amended by 1967 c.327 §1; 1973 c.307 §1; repealed by 1975 c.648 §72]

87.130 [Amended by 1961 c.519 §1; repealed by 1975 c.648 §72]

87.135 [Repealed by 1975 c.648 §72]

87.140 [Repealed by 1975 c.648 §72]

LIENS GENERALLY

87.142 Definitions for ORS 87.142 to 87.490, 87.705, 87.710 and 87.910. As used in ORS 87.142 to 87.490, 87.705, 87.710 and 87.910, unless the context otherwise requires:

(1) "Animal" means any mammal, bird, fish, reptile, amphibian or insect.

(2) "Chattel" includes movable objects that are capable of ownership, but does not include personal rights not reduced to possession but recoverable by an action at law or suit in equity, money, evidence of debt and negotiable instruments.

(3) "Electric cooperative" means a cooperative corporation organized under ORS chapter 62 the principal business of which is the construction, maintenance and operation of an electric transmission and distribution system for the benefit of the members of that cooperative corporation and which has no other principal business or purpose.

(4) "Electric utility" means a corporation engaged in distributing electricity, directly or indirectly, to or for the public and regulated by the Public Utility Commissioner under ORS chapter 757.

(5) "Excavation" means a shaft, tunnel, incline, adit, drift or other excavation designed for the use, working or draining of a mine.

(6) "Fair market value" means, with respect to a chattel sold at a foreclosure sale under ORS 9.370, 87.142 to 87.490, 87.705, 87.710, 87.910 and 91.720, the price of chattels of the same kind and condition prevailing in the county of sale at the time of sale.

(7) "Fungible chattels" means chattels of which any unit is the equivalent of any other unit.

(8) "Improvement" means a road, tramway, trail, flume, ditch, pipeline, building, structure, superstructure or boardinghouse used for or in connection with the working or development of a mine.

(9) "Irrigation" includes the use of canals, ditches, pipes, pumps, spraying apparatus and other mechanical devices to water land artificially.

(10) "Mine" means a mine, lode, mining claim or deposit that contains or may contain coal, metal or mineral of any kind.

(11) "Mortgagee" means a person who has a valid subsisting mortgage of record or trust deed of record securing a loan upon any real property to be charged with a lien under ORS 87.352 to 87.362.

(12) "Nursery stock" means fruit trees, fruit-tree stock, nut trees, grapevines, fruit bushes, rose bushes, rose stock, forest and ornamental trees, and shrubs both deciduous and evergreen, florists' stock and cuttings, scions and seedlings of fruit or ornamental trees and shrubs, and all other fruit-bearing plants and parts thereof and plant products for propagation or planting.

(13) "Owner" includes:

(a) A person who has title to a chattel or real property;

(b) A person who is in possession of a chattel or real property under an agreement for the purchase thereof, whether the title thereto is in him or his vendor; or

(c) A person who is in lawful possession of a chattel or real property.

(14) "Person" includes individuals, corporations, associations, firms, partnerships and joint stock companies.

(15) "Security interest" means an interest in a chattel reserved or created by an agreement that secures payment or performance of an obligation as more particularly defined by ORS 71.2010 (37).

(16) "Timbers" means sawlogs, spars, piles, and other wood growth that has been cut or separated from land.

(17) "Wood products" includes lumber, slabwood, plywood and other wood products produced from timbers. The term does not include paper or products made from paper. [1975 c.648 §1]

87.145 [Repealed by 1975 c.648 §72]

87.146 Priorities of liens. (1) Except as provided in subsection (2) of this section:

(a) Liens created by ORS 87.152 to 87.162 have priority over all other liens, security interests and encumbrances on the chattel subject to the lien, except that taxes and duly perfected security interests existing before chattels sought to be subjected to a lien created by ORS 87.162 are brought upon the leased premises have priority over that lien.

(b) Liens created by ORS 87.216 to 87.232 have equal priority. When a decree is given

foreclosing two or more liens created by ORS 87.216 to 87.232 upon the same chattel, the debts secured by those liens shall be satisfied pro rata out of the proceeds of the sale of the property.

(c) With regard to the same chattel, a lien created by ORS 87.216 to 87.232 has priority over a nonpossessory chattel lien created by any other law.

(d) With regard to the same chattel, a lien created by ORS 87.216 is junior and subordinate to a duly perfected security interest in existence when the notice of claim of such lien is filed under ORS 87.242.

(e) With regard to the same chattel, a lien created by ORS 87.222 to 87.232 has priority over a security interest created under ORS chapter 79.

(2)(a) A personal property tax lien, a chattel lien claimed by the State of Oregon, its agencies or any political subdivision thereof, and a chattel lien claimed by a state officer or employe during the course of his official duty pursuant to law have priority over a lien created by ORS 87.152 to 87.162 and 87.216 to 87.232.

(b) A duly perfected security interest of a lessor in any portion of crops or animals to pay or secure payment of rental of the premises upon which those crops or animals are grown, not to exceed 50 percent of those crops or animals, shall not be subject to the lien created by ORS 87.226. [1975 c.648 §2]

87.150 [Repealed by 1975 c.648 §72]

POSSESSORY CHATTEL LIENS

87.152 Possessory lien for labor or material expended on a chattel. A person who makes, alters, repairs, transports, stores, pastures, cares for, provides services for, supplies materials for or performs labor on a chattel at the request of the owner or lawful possessor of the chattel has a lien on that chattel in his possession for the reasonable or agreed charges for his labor, materials or services, and he may retain possession of the chattel until those charges are paid. [1975 c.648 §3]

87.155 [Repealed by 1975 c.648 §72]

87.156 Innkeeper's lien. The keeper of an inn, hotel or motel has a lien on the chattels brought into his inn, hotel or motel belonging to or under the control of a guest or boarder for the reasonable or agreed charges due the keeper from the guest or boarder for accommodation, board and lodging, services, money, labor and materials

furnished at the request of the guest or boarder by the keeper. The keeper may retain possession of the chattels until those charges are paid. [1975 c.648 §4]

87.160 [Repealed by 1975 c.648 §72]

87.162 Landlord's lien. (1) Except as provided in ORS 87.156 and 91.720, a landlord has a lien on all chattels, except wearing apparel as defined in ORS 23.160 (1), owned by a tenant or occupant legally responsible for rent, brought upon the leased premises, to secure the payment of rent and such advances as are made on behalf of the tenant. The landlord may retain the chattels until the amount of rent and advances is paid.

(2) The application of this section includes but is not limited to the rental or lease of space in a storage facility to a person who has access to the space in order to store chattels for which no warehouse receipt, bill of lading or other document of title is issued. However, the exclusion in subsection (1) of this section for wearing apparel does not apply to this subsection. [1975 c.648 §5; 1981 c.258 §1]

87.165 [Repealed by 1975 c.648 §72]

87.166 Attachment of liens. (1) Except as provided in subsection (2) of this section, the liens created by ORS 87.152 to 87.162 attach to the chattels described in those sections when:

(a) The services or labor are performed or the materials or money are furnished by the lien claimant to the lien debtor; and

(b) The charges for the services or labor performed and materials or money furnished are due and the lien debtor either knows or should reasonably know that the charges are due.

(2) The lien created by ORS 87.162 attaches to the chattels described in that section on the 20th day after rents or advances occur or attaches when the occupant or tenant attempts to remove the chattels from the premises while there are unpaid rents or advances. A person claiming a lien under ORS 87.162 may take the chattels subject to that lien into his possession when the lien attaches or at any time thereafter. [1975 c.648 §6]

87.170 [Repealed by 1975 c.648 §72]

87.172 Time period before foreclosure allowed. (1) Except as otherwise provided in this section, a person claiming a lien under ORS 87.152 to 87.162 must retain the chattel that is subject to the lien for at least 60 days after the lien attaches to the chattel before foreclosing the lien.

(2) A person claiming a lien under ORS 87.152 for cost of care, materials and services bestowed on an animal must retain the animal for at least 30 days after the lien attaches to the animal before foreclosing the lien. If the animal is a dog or cat, the period shall be at least 15 days.

(3) A person claiming a lien under ORS 87.152 for the cost of removing, towing or storage of a vehicle that is appraised at a value of \$750 or less by a person who holds a permit issued under ORS 483.396 must retain the vehicle at least 30 days after the lien attaches to the vehicle before foreclosing the lien. [1975 c.648 §7; 1979 c.401 §1; 1981 c.861 §1]

87.175 [Repealed by 1975 c.648 §72]

87.176 Limitation on fees for storage of chattel; exceptions. Except as the lien claimant and the lien debtor provide otherwise, when the lien claimed under ORS 87.152 to 87.162 is for other than the storage of a chattel, if the lien claimant incurs expenses in storing the chattel prior to foreclosure, the lien claimant may charge the lien debtor reasonable fees for the storage of the chattel for a period not exceeding six months from the date that the lien attaches to the chattel. [1975 c.648 §8]

87.180 [Repealed by 1975 c.648 §72]

87.182 Effect of prior security interest on method of foreclosure. (1) When a lien created by ORS 87.162 is subordinate to a prior duly perfected security interest in a chattel as provided in ORS 87.146, the lien created by ORS 87.162 shall be foreclosed by suit as provided in ORS chapter 88.

(2) Except as provided in subsection (1) of this section, liens created by ORS 87.152 to 87.162 may be foreclosed by suit as provided in ORS chapter 88, or by sale of the chattel subject to the lien at public auction to the highest bidder for cash. [1975 c.648 §9]

87.185 [Repealed by 1975 c.648 §72]

87.186 Location of foreclosure sale. Foreclosure of liens created by ORS 87.152 to 87.162 by public sale shall occur in the county in which the lien claimant obtained possession of the chattel subject to the lien from the lien debtor. [1975 c.648 §11]

87.190 [Repealed by 1975 c.648 §72]

87.192 Notice of foreclosure sale to lien debtor; public notice. (1) Before a lien claimant forecloses a lien created by ORS 87.152 to 87.162 by sale, the lien claimant shall give

notice of the foreclosure sale to the lien debtor by registered or certified mail sent to the lien debtor at the lien debtor's last-known address. The lien claimant shall give notice of the foreclosure sale to the lien debtor:

(a) Except as provided in paragraph (b) of this subsection, at least 30 days before the foreclosure sale.

(b) If the lien is for the cost of removing, towing or storage of a vehicle that is appraised at a value of \$750 or less by a person who holds a permit issued under ORS 483.396, at least 15 days before the foreclosure sale.

(2) The lien claimant shall give public notice of the foreclosure sale by posting notice of it in a public place at or near the front door of the county courthouse of the county in which the sale is to be held and, except as provided in paragraph (b) of this subsection, in a public place at the location where the lien claimant obtained possession of the chattel to be sold from the lien debtor. The following apply to notice under this subsection:

(a) Notice under this subsection must be given no later than the time required for notice to a lien debtor under subsection (1) of this section.

(b) This subsection does not require posting of notice at the location where the chattel was obtained if the chattel is a vehicle required to obtain a certificate of title issued under ORS chapter 481.

(3) If the chattel to be sold at a foreclosure sale has a fair market value of \$1,000 or more, the lien claimant, in addition to the notice required by subsection (2) of this section, shall have a notice of foreclosure sale printed once a week for two successive weeks in a daily or weekly newspaper, as defined in ORS 193.010, published in the county in which the sale is held or, if there is none, in a daily or weekly newspaper, as defined in ORS 193.010, generally circulated in the county in which the sale is held.

(4) The notice of foreclosure sale required under this section shall contain a particular description of the property to be sold, the name of the owner or reputed owner thereof, the amount due on the lien, the time and the place of the sale and the name of the person foreclosing the lien. [1975 c.648 §10; 1981 c.861 §2; 1983 c.436 §1]

87.195 [Repealed by 1975 c.648 §72]

87.196 Notice of foreclosure sale to secured parties; effect of notice; effect of failure to give notice. (1) A lien claimant who forecloses a lien created by ORS 87.152 to

87.162 by sale shall give notice of the foreclosure sale by first class, registered or certified mail. The notice shall comply with the following:

(a) Notice shall be given to all persons with a security interest in the chattel to be sold who have filed a financing statement perfecting that security interest in the office of the Secretary of State or in the office of the appropriate county officer of the county in which the sale is held.

(b) Notwithstanding paragraph (a) of this subsection if the chattel to be sold at the foreclosure sale is a chattel other than part of the motor vehicle inventory of a dealer licensed under ORS chapter 481 for which a certificate of title is required by the laws of this state, notice need only be given to persons whom the certificate of title indicates have a security interest or lien in the chattel.

(c) Notice under this subsection shall be given at least 30 days prior to the foreclosure sale. However, if the lien is claimed under ORS 87.152, the lien claimant shall give the notice required by this subsection:

(A) Not later than the 20th day after the date on which the storage charges begin;

(B) If no storage charges are imposed, not later than the 30th day after the date on which the services provided are completed; and

(C) At least 15 days prior to the foreclosure sale if the lien is for the cost of removing, towing or storage of a vehicle that is appraised at a value of \$750 or less by a person who holds a permit issued under ORS 483.396.

(2) A person notified under this section may discharge the lien and preserve the person's security interest by paying the lien claimant the amount of the lien claim and reasonable expenses actually incurred in foreclosing it. If the person does not so discharge the lien before the day of the foreclosure sale, the person's security interest is extinguished.

(3) If the chattel to be sold at a foreclosure sale is a chattel for which a certificate of title is required by the laws of this state and if the lien claimant does not notify a person as required by this section, the chattel remains subject to that security interest or lien and the buyer of the chattel at a foreclosure sale held under ORS 9.370, 87.142 to 87.490, 87.705, 87.710, 87.910 and 91.720 takes the chattel subject to the security interest or lien.

(4) If a lien claimant does not notify a person, other than a person indicated on a certificate of title as a secured party or lienholder, who claims a security interest or lien on the chattel sold at a foreclosure sale as required by subsec-

tion (1) of this section, the lien claimant is liable to that person for a sum equal to the fair market value of the chattel sold at the foreclosure sale or the amount due that person under the security agreement or lien at the time of the foreclosure sale, whichever amount is less. The secured party or other lien claimant shall recover that sum by an action at law. [1975 c.648 §14; 1981 c.861 §3]

87.200 [Repealed by 1975 c.648 §72]

87.202 Statement of account of foreclosure sale. (1) A person who forecloses a lien created by ORS 87.152 to 87.162 by sale shall file a statement of account verified by his oath with the recording officer of the county in which the sale took place when:

(a) The chattel sold at the foreclosure sale has a fair market value of \$250 or more; or

(b) The chattel sold at the foreclosure sale is an animal bearing a brand or other mark recorded with the State Department of Agriculture under ORS chapter 604.

(2) The statement of account required under subsection (1) of this section must contain:

(a) The amount of the lien claim and the cost of foreclosing the lien;

(b) A copy of the published or posted notice of foreclosure sale; and

(c) The amount received for the chattel sold at the sale.

(3) A person filing a statement of account under this section shall send a copy of the statement to the owner of the chattel sold at the foreclosure sale by registered or certified mail sent to him at his last-known address. If the chattel sold at a foreclosure sale is an animal bearing a brand or other mark recorded with the State Department of Agriculture under ORS chapter 604, a person filing a statement of account under this section shall send a copy of the statement to the State Department of Agriculture. [1975 c.648 §13]

87.205 [Repealed by 1975 c.648 §72]

87.206 Disposition of proceeds of foreclosure sale. (1) The proceeds of a sale to foreclose a lien created by ORS 87.152 to 87.162 shall first be applied to the payment of the expenses of the sale and secondly to the discharge of the lien.

(2) After the payment of expenses and the discharge of the lien, any amount remaining shall be paid by the lien claimant to the treasurer of the county in which the foreclosure sale is made. The remainder shall be accompanied by a

statement of the lien claim and the cost of foreclosing the lien, a copy of the published or posted notice and a statement of the amount received for the chattel sold at the sale. The county treasurer shall credit the remainder to the general revenue fund of the county, subject to the right of the lien debtor or his representative, to reclaim the remainder at any time within three years of the date of deposit with the treasurer. If the remainder is not demanded and claimed within such period, it shall become the property of the county. [1975 c.648 §12]

87.210 [Repealed by 1975 c.648 §72]

87.212 Liability for improper sale of fungible chattels. A person claiming a lien under ORS 87.152 to 87.162 for the storage of fungible chattels shall not sell more of those chattels than is necessary to pay charges due that person for the storage. If a person unnecessarily sells fungible chattels without the consent of the owner thereof, he shall, for each offense, forfeit to the owner of the chattels a sum equal to the fair market value of the chattels unnecessarily sold and 50 percent of the fair market value in addition as a penalty. The owner shall recover such value and penalty by an action at law. [1975 c.648 §15]

87.215 [Repealed by 1975 c.648 §72]

NONPOSSESSORY CHATTEL LIENS

87.216 Nonpossessory lien for labor or material expended on a chattel. A person who makes, alters, repairs, transports, stores, provides services for or performs labor on a chattel at the request of the owner of the chattel has a lien on that chattel for the reasonable or agreed charges for the labor or services he performs and for the materials he furnishes in connection therewith. [1975 c.648 §16]

87.220 [Repealed by 1975 c.648 §72]

87.222 Logger's, woodworker's and timberland owner's lien. (1) A person who performs labor on or assists in obtaining, handling, manufacturing or transporting timbers or wood products at the request of the owner of the timbers or wood products has a lien upon those timbers and those wood products for the reasonable or agreed value for this labor or services.

(2) A person who permits another to go on his land and obtain timbers, has a lien upon the timbers, cut for the reasonable or agreed charge for that permission and stumpage. [1975 c.648 §17]

87.225 [Repealed by 1975 c.648 §72]

87.226 Agricultural services lien. (1)

A person who performs labor, supplies materials or provides services on farmland, range, ranch, orchard or in that person's place of business to aid the growing or harvesting of crops or the raising of animals has a lien upon the crops or animals for the reasonable or agreed charges for his labor, materials or services.

(2) If the lien claimed under subsection (1) of this section is for stud or artificial insemination services, the lien attaches only to the female animal to which the male animal is let or which is artificially inseminated, and her offspring.

(3) As used in this section:

(a) "Growing and harvesting" includes tilling, sowing, planting, cultivating, irrigating, pruning, thinning, fertilizing, spraying, dusting, cutting, harvesting, reaping, threshing, gathering, transporting, securing or otherwise performing or furnishing labor, service or materials to aid the production of any agricultural crop.

(b) "Materials" includes seed, fertilizer, pesticide and other products used in agricultural practice to aid the growing or harvesting of crops, and any mixtures or preparation for feeding animals, any of the constituent nutrients of an animal ration and any other food for animals.

(c) "Performs labor or provides services" includes personal labor and the use of machinery, equipment or animals rendered by the lien claimant or by his agent, employe or subcontractor.

(d) "Raising animals" includes feeding, herding, pasturing, shoeing, artificially inseminating, providing male animals for the breeding of female animals, caring for and managing animals kept or raised for use or profit. [1975 c.648 §18]

87.230 [Repealed by 1975 c.648 §72]

87.232 Fishermen's and fish worker's lien. (1) A person who performs labor in the operation of the chattel used for the purpose of catching fish from, holding them upon or transporting them within the waters of this state has a lien on the fish taken using the chattel during the period for which the lien is claimed for the reasonable or agreed charge for his labor.

(2) A person who performs labor in the catching or transporting of fish in this state has a lien on the fish for the reasonable or agreed charges for his labor. [1975 c.648 §19]

87.235 [Repealed by 1975 c.648 §72]

87.236 Attachment of liens; attachment to proceeds. (1) The liens created by ORS 87.216 to 87.232 attach to the chattels described in those sections.

(2) The liens created by ORS 87.222 to 87.232 shall also attach to the proceeds of the sale of the chattels subject to those liens if:

(a) Prior to the filing of the notice of claim of lien, the chattels or any part thereof are sold or delivered to an agent, broker, cooperative agency or other person to be sold or otherwise disposed of; and

(b) At the time the purchaser, agent, broker, cooperative agency or other person is notified of the filing of the claim of lien by delivery of a true copy thereof, the proceeds that were received or will be received from the sale or other disposal of the chattels have not been delivered to the owner of the chattels.

(3) When a lien created by ORS 87.222 to 87.232 attaches to the proceeds of the sale of chattels under subsection (2) of this section, a purchaser, agent, broker, cooperative agency or other person shall not deliver the proceeds or that portion of the proceeds equal to the amount of the lien claim to the owner until:

(a) The time specified by ORS 87.266 during which a suit to foreclose the lien must be commenced elapses;

(b) A court orders the delivery of the proceeds; or

(c) A certificate is recorded under ORS 87.346 declaring that the claim of lien is discharged. [1975 c.648 §20; 1981 c.674 §1]

87.240 [Repealed by 1975 c.648 §72]

87.242 Filing notice of claim of lien; contents of notice; effect of failure to file notice. (1) A person claiming a lien created by ORS 87.216 to 87.232 shall file a written notice of claim of lien with the recording officer of the county in which the lien debtor resides, or, if the lien debtor is a business, the county in which the lien debtor has its principal place of business not later than 60 days after the close of the furnishing of the labor, services or materials.

(2) The notice of claim of lien required under subsection (1) of this section shall be a statement in writing verified by the oath of the lien claimant and must contain:

(a) A true statement of the lien claimant's demand after deducting all credits and offsets;

(b) The name of the owner of the chattel to be charged with the lien;

(c) A description of the labor services or materials provided by the lien claimant for the

benefit of the owner of the chattel to be charged with the lien;

(d) A description of the chattel to be charged with the lien sufficient for identification;

(e) A statement that the amount claimed is a true and bona fide existing debt as of the date of the filing of notice of claim of lien;

(f) The date on which payment was due to the lien claimant for his labor, services or materials; and

(g) The terms of extended payment, if any.

(3) If the person entitled to a lien under ORS 87.216 to 87.232 does not properly file a notice of claim of lien within the time required by subsection (1) of this section, he waives his right to the lien. [1975 c.648 §21]

87.245 [Repealed by 1975 c.648 §72]

87.246 Recording. The recording officer of the county shall record the notices filed under ORS 87.242 in a book kept for that purpose and called "index of liens upon chattels." [1975 c.648 §22]

87.250 [Repealed by 1975 c.648 §72]

87.252 Notice to owner. When a lien claimant files a notice of claim of lien as required by ORS 87.242, he shall send forthwith a copy of the notice to the owner of the chattel to be charged with the lien by registered or certified mail sent to him at his last-known address. [1975 c.648 §23]

87.255 [Repealed by 1975 c.648 §72]

87.256 Limitation on extent of liens. Persons claiming liens created by ORS 87.216 to 87.232 are only entitled to liens for labor, services or materials performed or furnished during the six months immediately preceding the filing of the notice of claim under ORS 87.242. [1975 c.648 §24]

87.260 [Repealed by 1975 c.648 §72]

87.262 Foreclosure. Except as provided in ORS 87.322, a lien created by ORS 87.216 to 87.232 may be foreclosed by a suit in the circuit or district court under ORS chapter 88 and other laws regulating the proceedings for the foreclosure of liens generally or may be foreclosed as provided in ORS 87.272 to 87.306. If the lien has attached to proceeds under ORS 87.236, the lien must be foreclosed by suit. [1975 c.648 §25]

87.265 [Repealed by 1975 c.648 §72]

87.266 Duration of liens. If either a suit to foreclose or a proceeding under ORS 87.272 to 87.306 to foreclose a lien created by

ORS 87.216 to 87.232 is not commenced in an appropriate court within six months after the notice of claim of lien is filed under ORS 87.242, or if extended payment is provided and the terms thereof are stated in the notice of claim of lien, then within six months after the expiration of the extended payment, the lien shall cease to exist. A lien shall not be continued in force for a longer time than two years from the time the claim for lien is filed under ORS 87.242 by an agreement to extend payment. [1975 c.648 §26]

87.270 [Repealed by 1975 c.648 §72]

87.272 Petition for foreclosure without suit. A person claiming a lien created by ORS 87.216 to 87.232 may obtain an order for the foreclosure of the lien by advertisement and sale by filing with the clerk of the court of the county in which the chattel is then located and from which that order is sought a sworn petition requesting an order for foreclosure of the lien by advertisement and sale and showing, to the best knowledge, information and belief of the lien claimant:

(1) The name and residence or place of business of the lien debtor;

(2) The name and residence or place of business of the person in possession of the chattel subject to the lien;

(3) The description of the chattel subject to the lien in particularity sufficient to make possible its identification, and the lien claimant's estimate of the value and location of the chattel;

(4) A copy or verbatim recital of the notice of claim of lien filed by the lien claimant under ORS 87.242;

(5) That there is no reasonable probability that the lien debtor can establish a successful defense to the underlying claim of the lien; and

(6) That the person filing the petition under this section has fully complied with the notice and filing requirements of ORS 9.370, 87.142 to 87.490, 87.705, 87.710, 87.910 and 91.720. [1975 c.648 §27]

87.275 [Repealed by 1975 c.648 §72]

87.276 Evidence admissible; issuance of show cause order. (1) The court shall consider the petition filed under ORS 87.272 and may consider other evidence, including, but not limited to, an affidavit, deposition, exhibit or oral testimony.

(2) If from the petition or other evidence, if any, the court finds that a notice of claim of lien has been filed and that there is probable cause for sustaining the validity of the lien claim, the court shall issue a show cause order as provided

in ORS 87.288. The finding under this subsection is subject to dissolution upon hearing. [1975 c.648 §28]

87.280 [Repealed by 1975 c.648 §72]

87.282 Waiver of right to hearing before filing of petition. The court shall order that the lien claimant's lien be foreclosed by advertisement and sale if the court finds:

(1) That the lien debtor, by conspicuous words in a writing executed by or on behalf of the lien debtor before filing of the petition under ORS 87.272 or by handwriting of the lien debtor or the lien debtor's agent executed before filing of the petition under ORS 87.272, has declared substantially that he is aware of his right to notice and hearing on the question of the probable validity of the underlying lien claim before he can be deprived of his property in his possession or control or in the possession or control of another and that he waives that right and agrees that the lien claimant, or one acting on behalf of the lien claimant, may take possession or control of the chattel subject to the lien without first giving notice and opportunity for hearing on the probable validity of the underlying lien claim;

(2) That there is no reason to believe that the waiver or agreement is invalid; and

(3) That the lien debtor has voluntarily, intelligently and knowingly waived that right. [1975 c.648 §29]

87.285 [Repealed by 1975 c.648 §72]

87.286 [Repealed by 1975 c.648 §72]

87.288 Show cause order; contents; service. (1) The court shall issue an order directed to the lien debtor and each person having possession or control of the chattel subject to the lien requiring the debtor and each other person to appear for hearing at a time and place fixed by the court to show cause why an order for the foreclosure of the lien claimant's lien by advertisement and sale should not issue.

(2) The show cause order issued under subsection (1) of this section shall be served in the same manner as a summons is served on the lien debtor and on each other person to whom the order is directed.

(3) The order shall:

(a) State that the lien debtor may file affidavits with the court and may present testimony at the hearing; and

(b) State that if the lien debtor fails to appear at the hearing the court may order foreclosure of the lien claimant's lien by advertisement and sale. [1975 c.648 §30]

87.290 [Repealed by 1969 c.330 §9]

87.292 [1969 c.330 §1; 1973 c.472 §1; repealed by 1975 c.648 §72]

87.294 [1969 c.330 §2; 1973 c.472 §2; 1973 c.647 §11; repealed by 1975 c.648 §72]

87.295 [Amended by 1969 c.330 §3; 1973 c.472 §3; repealed by 1975 c.648 §72]

87.296 Waiver of right to hearing after issuance of show cause order. If, after service of the order issued under ORS 87.288 (1), the lien debtor by a writing executed by or on behalf of the lien debtor after service of the order expressly declares that he is aware that he has the right to be heard, that he does not want to be heard, that he expressly waives his right to be heard, that he understands that upon his signing the writing the court will order the foreclosure of the lien claimant's lien so that the possession or control of the claimed property will be taken from the lien debtor or another person, the court, without hearing, shall issue the order of foreclosure by advertisement and sale. [1975 c.648 §31]

87.300 [Amended by 1969 c.330 §4; 1973 c.472 §4; repealed by 1975 c.648 §72]

87.302 Authority of court on sustaining validity of lien claim. If the court on hearing on a show cause order issued under ORS 87.288 (1), finds that there is probable cause for sustaining the validity of the underlying claim of lien, the court may order foreclosure of the lien by advertisement and sale. [1975 c.648 §32]

87.305 [Repealed by 1975 c.648 §72]

87.306 Foreclosure by sale without suit; notice of sale to secured parties; public notice of sale by sheriff. (1) A lien claimant desiring to foreclose the lien by advertisement and sale shall deliver to the sheriff of the county in which the chattel is then located a certified copy of a court's order issued under ORS 87.282, 87.296 or 87.302 and a copy of the notice of claim of lien, certified by the recording officer of the county where it was filed.

(2) When the lien claimant delivers a certified copy of a court's order and a certified copy of the notice of claim of lien to a sheriff under subsection (1) of this section, the lien claimant, not later than the 30th day before the foreclosure sale, shall also send a copy of that order and notice by registered or certified mail to each person with a lien on the chattel to be sold recorded in the county of sale or with a security interest in the chattel to be sold who has filed a financing statement perfecting that security interest in the office of the Secretary of State or

in the office of the appropriate county officer of the county in which the sale is held. If the chattel to be sold at the foreclosure sale is a chattel for which a certificate of title is required by the laws of this state, the lien claimant shall also so notify those persons whom the certificate of title indicates have a security interest or lien in the chattel.

(3) The sheriff shall promptly take the chattel described in the notice of claim of lien into his possession and shall hold it until the foreclosure sale.

(4) After taking possession of a chattel under subsection (3) of this section, a sheriff shall have a notice of foreclosure sale printed once a week for two successive weeks in a daily or weekly newspaper, as defined in ORS 193.010, published in the county in which the sale is held or, if there is none, in a daily or weekly newspaper, as defined in ORS 193.010, generally circulated in the county in which the sale is held. The notice of foreclosure must contain a particular description of the chattel to be sold, the name of the owner or reputed owner of the chattel, the amount due on the lien, the time and place of the sale and the name of the person foreclosing the lien. After that advertisement but not sooner than the 30th day after he received a certified copy of the court's order and the certified copy of the notice of claim of lien under subsection (1) of this section, the sheriff shall sell the chattel, or such part thereof as may be necessary, at public auction to the highest bidder for cash. The sheriff shall deliver the chattel to the highest bidder and shall give him a bill of sale containing an acknowledgment of payment for the chattel. [1975 c.648 §33]

87.310 [Amended by 1969 c.330 §5; repealed by 1975 c.648 §72]

87.312 Effect of notice of foreclosure sale to secured parties; failure to give notice. (1) A person who claims a lien or has a security interest in a chattel to be sold at a foreclosure sale and who is notified under ORS 87.306 (2) may discharge the foreclosing lien claimant's lien and preserve his security interest or lien claim by paying the foreclosing lien claimant the amount of his lien claim and his expenses actually incurred in foreclosing it. If he does not so discharge the lien before the day of the foreclosure sale, his security interest or lien claim is extinguished.

(2) If the chattel to be sold at a foreclosure sale is a chattel for which a certificate of title is required by the laws of this state and if the lien claimant does not notify a person whom the certificate of title indicates has a security inter-

est or lien in the chattel as required by ORS 87.306 (2), the chattel remains subject to that security interest or lien and the buyer of the chattel at a foreclosure sale held under ORS 9.370, 87.142 to 87.490, 87.705, 87.710, 87.910 and 91.720 takes the chattel subject to the security interest or lien.

(3) If a lien claimant does not notify a person, other than a person indicated on a certificate of title as a secured party or lienholder, who claims a security interest or lien on the chattel sold at a foreclosure sale as required by ORS 87.306 (2), he is liable to that person for a sum equal to the fair market value of the chattel sold at the foreclosure sale or the amount due that person under the security agreement or lien at the time of the foreclosure sale, whichever amount is less. The secured party or other lien claimant shall recover that sum by an action at law. [1975 c.648 §34]

87.315 [Amended by 1969 c.330 §6; repealed by 1975 c.648 §72]

87.316 Disposition of proceeds of foreclosure sale. (1) The proceeds of a sale to foreclose a lien created by ORS 87.216 to 87.232 shall first be applied to the payment of the expenses incurred by the sheriff in obtaining possession of the chattel and advertising and conducting the foreclosure sale, and secondly to the discharge of the lien.

(2) After the payment of expenses and the discharge of the lien, any amount remaining shall be paid by the sheriff to the treasurer of the county in which the foreclosure sale is held. The remainder shall be accompanied by a statement of the lien claim and the sheriff's costs in foreclosing the lien, a copy of the published or posted notice and a statement of the amount received for the chattel sold at the sale. The county treasurer shall credit the remainder to the general revenue fund of the county, subject to the right of the lien debtor, or his representative, to reclaim the remainder at any time within three years of the date of deposit with the treasurer. If the remainder is not demanded and claimed within such period, it shall become the property of the county. [1975 c.648 §35]

87.320 [Amended by 1969 c.330 §7; repealed by 1975 c.648 §72]

87.322 Effect of prior security interest on foreclosure of nonpossessory lien for labor or material expended on a chattel. ORS 87.272 to 87.316 does not apply to a lien on a chattel created by ORS 87.216 when that chattel is subject to a prior duly perfected security interest as provided in ORS 87.146

(1)(d). When a lien created by ORS 87.216 is junior and subordinate to a prior duly perfected security interest, that lien shall be foreclosed by suit under ORS chapter 88. In such a suit to foreclose, the holder of the prior security interest shall be made a party defendant to the foreclosure proceeding. The person holding the prior security interest may extinguish the lien created by ORS 87.216 by either a foreclosure proceeding under ORS chapter 88 or a nonjudicial foreclosure proceeding under ORS 79.5010 to 79.5070. [1975 c.648 §35a]

87.325 [Amended by 1973 c.472 §5; repealed by 1975 c.648 §72]

87.326 Protection from theft and damage of chattel subject to lien. If the property covered by any lien created by ORS 87.216 to 87.232 is in danger of being stolen, damaged or removed from this state, the district or circuit court for the county in which the lien is filed upon application of the lien claimant, shall appoint the sheriff of such county receiver of the property covered by the lien, and the sheriff shall immediately take all such property into his custody and protect, care for and account for it and dispose of it according to the further order of the court. The sheriff shall be paid his actual expenses of receivership from the proceeds of the sale of the property but shall be allowed no remuneration for his services. [1975 c.648 §36]

87.330 [Repealed by 1975 c.648 §72]

87.332 Injury or removal of chattel subject to lien. Except for a person holding a prior duly perfected security interest in a chattel subject to a lien created by ORS 87.216, any person to whom a notice of claim of lien has been given as provided in ORS 87.242, 87.252 and 87.306 who dismantles, removes from this state, misdelivers or conceals a chattel or the proceeds of the sale of a chattel upon which there is a valid lien without the written consent of the lien claimant, shall be liable to the lien claimant for damages proximately resulting therefrom, which sum may be recovered in an action at law without instituting foreclosure proceedings. The court shall allow reasonable attorney fees at trial and on appeal to the prevailing party. [1975 c.648 §37; 1981 c.897 §21]

87.335 [Repealed by 1975 c.648 §72]

87.336 Costs and attorney fees in foreclosure by suit. In suits to foreclose the liens created by ORS 87.216 to 87.232, the court shall, upon entering judgment for the lien claimant, allow as part of the lien the moneys paid for the filing or recording of the lien as provided in

ORS 87.910. The court shall also allow reasonable attorney fees at trial and on appeal to the prevailing party. [1975 c.648 §38; 1981 c.897 §22; 1981 c.898 §45]

87.340 [Repealed by 1975 c.648 §72]

87.342 Bond or deposit of money to discharge lien on chattel; amount; recording; notice to lien claimant. (1) The owner of a chattel subject to a lien created by ORS 87.216 to 87.232, or any other interested person, may file with the recording officer of the county in whose office the claim of lien is filed a bond executed by a corporation authorized to issue surety bonds in the State of Oregon to the effect that the owner of the chattel against which the lien is claimed shall pay the amount of the claim and all costs and attorney fees which are awarded against the chattel on account of the lien. The bond shall be in an amount not less than 150 percent of the amount claimed under the lien, and must be filed prior to the commencement of a foreclosure proceeding by the lien claimant.

(2)(a) In lieu of the surety bond provided for in subsection (1) of this section, a person may deposit with the treasurer of the county in which the claim for lien is filed a sum of money or its equivalent equal in value to 150 percent of the amount claimed under the lien.

(b) When a person deposits money with the treasurer of a county under this subsection, he shall file with the recording officer of the same county an affidavit stating that the deposit was made.

(3) When a bond is filed under subsection (1) of this section or money deposited and an affidavit filed under subsection (2) of this section, the recording officer shall issue to the owner or other person a certificate stating that the bond or money is substituted for the chattel and that the lien on the chattel is discharged. A marginal entry of the discharge and bond or money shall be made in the index of liens on chattels containing the original record of the claim of lien.

(4) When a bond is filed under subsection (1) of this section, or money is deposited under subsection (2) of this section, the owner or other person filing the bond or depositing the money shall promptly send a copy of the certificate received from the recording officer under subsection (3) of this section to the lien claimant by registered or certified mail sent to him at his last-known address.

(5) If the lien claimant establishes the validity of his lien claim by a suit to enforce it, he is entitled to judgment or decree against the sureties upon the bond or against the deposited

money. [1975 c.648 §39]

87.345 [Repealed by 1975 c.648 §72]

87.346 Filing certificate of lien satisfaction upon payment of claim; liability for failure to discharge lien. (1) When a person claiming a lien under ORS 87.216 to 87.232 receives full payment of his claim including costs of making, filing and recording the lien and expenses incurred in commencing to foreclose it, he shall file with the recording officer of the county in which the claim of lien is recorded a certificate declaring that full payment has been received from the lien debtor and that the claim of lien is discharged.

(2) Upon receiving the certificate, the recording officer shall enter it in full length in the index of liens upon chattels.

(3) If any lien claimant, after full payment of his claim, within 10 days after being requested thereto, fails to discharge the claim of lien, he is liable to the owner of the chattel formerly subject to the lien in the sum of \$100 damages and for all actual damages caused by his failure to discharge the claim of lien. The owner of the chattel shall recover those damages by an action at law. [1975 c.648 §40]

87.350 [Repealed by 1975 c.648 §72]

LIENS ON REAL PROPERTY

87.352 Mining labor and material lien. (1) A person has a lien upon a mine or an improvement to secure payment for labor performed or materials furnished if that person:

(a) Performs labor upon or furnishes provisions or materials for the development, working or operation of a mine, improvement or excavation;

(b) Performs labor or furnishes materials in transporting materials or provisions for the use, working or development of a mine; or

(c) Performs labor in transporting materials or the mine's product from a mine or improvement.

(2) For purposes of this section, when two or more mines are owned or claimed by the same person and worked through a common excavation, or over one tram, or at one mill or other reduction works, then all the mines so worked, and all excavations and improvements used or owned in connection therewith shall be deemed one mine. [1975 c.648 §41]

87.355 [Repealed by 1975 c.648 §72]

87.356 Lien for preparing land for irrigation or cultivation. A person who is employed to or contracts to survey, clear, ditch, dike, tile, level, check, border, excavate, grade, pave or otherwise prepare land for irrigation or cultivation, or who furnishes materials or equipment for use in connection with such work on that land, at the request of the owner of the land, has a lien on the land prepared for the reasonable or agreed charges for his labor, and the materials or equipment furnished. If the owner has less than a fee simple estate in the land, then only his interest therein is subject to the lien created by this section. [1975 c.648 §42; 1977 c.596 §3]

87.358 Nurseryman's lien. A person who furnishes nursery stock of the value or agreed price of \$25 or more, for planting on land, at the request of the owner of that land, or with his knowledge or consent has a lien on the land upon which the nursery stock is set out and planted for the reasonable or agreed charges for the nursery stock. If the owner has less than a fee simple estate in the land, then only his interest therein is subject to the lien created by this section. [1975 c.648 §43]

87.360 [Repealed by 1975 c.648 §72]

87.362 Irrigation power lien. An electric cooperative or electric utility that supplies electricity to the owner of land for the purpose of providing power for the irrigation of the land has a lien upon that land, any part of which is irrigated using such electricity, for the cost of the electricity so supplied. If the owner has less than a fee simple estate in such land, then only his interest therein is subject to the lien created by this section. [1975 c.648 §44]

87.364 Attachment of liens. (1) The liens created by ORS 87.352 to 87.358 attach to the land, mine or improvement described in those sections on the day on which the lien claimant ceases to perform the labor or transport or furnish the materials or provisions for which the lien is claimed.

(2) The lien created by ORS 87.362, attaches to the land described in that section on the day of the first delivery of electricity for which the lien is claimed. [1975 c.648 §45]

87.365 [Repealed by 1975 c.648 §72]

87.366 Filing notice of claim of lien; contents of notice; effect of failure to file notice. (1) A person claiming a lien created by ORS 87.352 to 87.362 shall file a written notice of claim of lien not later than 120 days after the lien attaches with the recording officer of each

county where there is situated any land sought to be charged with the lien.

(2) The notice of claim of lien required under subsection (1) of this section must be a statement in writing verified by the oath of the lien claimant, or, in the case of an electric cooperative or electric utility, by the oath of an authorized agent, and must contain:

(a) A true statement of the lien claimant's demand, after deducting all just credits and offsets, for the labor performed or the provisions, materials and equipment furnished or transported;

(b) The name of the owner or reputed owner, if known, of the land to be charged with the lien;

(c) The name of the person by whom the lien claimant was employed or to whom the lien claimant furnished the provisions, electricity, materials, equipment or nursery stock; and

(d) A description of the property to be charged with the lien sufficient for identification.

(3) If the person entitled to a lien under ORS 87.352 to 87.362 does not file a notice of claim of lien within the time required by subsection (1) of this section, he waives his right to the lien. [1975 c.648 §46]

87.370 [Repealed by 1975 c.648 §72]

87.372 Recording. The recording officer of the county shall record the notices filed under ORS 87.366 in a book kept for that purpose. The record shall be indexed in the same manner as the record of deeds and mortgages. [1975 c.648 §47]

87.375 [Repealed by 1975 c.648 §72]

87.376 Duration of liens. If a suit to foreclose a lien created by ORS 87.352 to 87.362 is not brought in an appropriate court within six months after the notice of claim of lien, within six months after the expiration of such extended payment, the lien shall cease to exist. A lien shall not be continued in force for a longer time than two years from the time the claim for lien is filed under ORS 87.366 by an agreement to extend payment. [1975 c.648 §48]

87.380 [Repealed by 1975 c.648 §72]

87.382 Foreclosure. The liens described in ORS 87.352 to 87.362 shall be foreclosed in the manner provided in ORS chapter 88. [1975 c.648 §49]

87.385 [Repealed by 1975 c.648 §72]

87.386 Costs and attorney fees in foreclosure. (1) In suits to foreclose a lien created by ORS 87.352 to 87.362, the court, upon entering judgment for the lien claimant, shall allow as part of the lien all moneys paid for the filing or recording of the lien as provided in ORS 87.910.

(2) In suits to foreclose a lien created by ORS 87.352 to 87.362, the court shall allow reasonable attorney fees at trial and on appeal to the prevailing party. [1975 c.648 §50; 1981 c.897 §23; 1981 c.898 §46]

87.390 [Repealed by 1975 c.648 §72]

87.392 Priorities of liens. (1) Except for any property tax liens, the lien created by ORS 87.352 is prior and superior to all other liens, mortgages and encumbrances against the land upon which the lien is imposed without regard to whether the other liens, mortgages, or encumbrances attached to the land before or after the lien created by ORS 87.352 attached.

(2) Except for tax liens, assessment liens, construction liens and liens created by ORS 87.352 and 87.356, the lien created by ORS 87.362 is prior and superior to all other liens, mortgages and encumbrances against the land upon which the lien is imposed without regard to whether the other liens, mortgages or encumbrances attached to the land before or after the lien created by ORS 87.362 attached.

(3) Except that the lien created by ORS 87.356 is prior to the lien created by ORS 87.362 without regard to the date on which the lien created by ORS 87.362 attached to the land, the liens created by ORS 87.356 and 87.358 are prior and superior to all other liens, mortgages and encumbrances of a subsequent date against the land upon which the liens are imposed. Property tax liens, whenever created, are prior and superior to the liens created by ORS 87.356 and 87.358.

(4) Notwithstanding subsection (2) of this section, a lien created by ORS 87.362 does not have priority over a mortgage on the land recorded at the date of the first delivery of electricity for which a lien may be claimed unless the electric cooperative or electric utility delivers a notice in writing of its possible lien claim to the mortgagee within 30 days of the date of first delivery of the electricity.

(5) The notice required by subsection (4) of this section shall state in substance:

(a) That the electric cooperative or electric utility is starting to deliver electricity;

(b) The name of the person ordering the electricity; and

(c) That a lien on the land may be claimed for the cost of the electricity. [1975 c.648 §51]

87.395 [Repealed by 1975 c.648 §72]

87.400 [Amended by 1959 c.340 §1; repealed by 1969 c.330 §9]

87.405 [Repealed by 1969 c.330 §9]

87.410 [Amended by 1959 c.340 §2; repealed by 1969 c.330 §9]

87.415 [Repealed by 1969 c.330 §9]

87.420 [Repealed by 1969 c.330 §9]

87.425 [Repealed by 1969 c.330 §9]

87.430 Attorney's possessory lien. An attorney has a lien for his compensation whether specially agreed upon or implied, upon all papers, personal property and money of his client in his possession for services rendered to the client. The attorney may retain the papers, personal property and money until the lien created by this section, and the claim based thereon, is satisfied, and he may apply the money retained to the satisfaction of the lien and claim. [1975 c.648 §56 (enacted in lieu of 87.495)]

87.435 Bond or deposit of money to discharge attorney's possessory lien; recording; notice to attorney. (1) The owner of papers or personal property subject to a lien created by ORS 87.430, or any other interested person, may file with the recording officer of the county in which the attorney has his principal office a bond executed by a corporation authorized to issue surety bonds in the State of Oregon to the effect that the owner of the papers and personal property against which the lien is claimed shall pay the amount of the claim and all costs which are awarded against the papers and personal property on account of the lien. The bond shall be in an amount not less than 150 percent of the amount claimed under the lien, and must be filed prior to the commencement of a foreclosure proceeding by the attorney.

(2) (a) In lieu of the surety bond provided for in subsection (1) of this section, a person may deposit with the treasurer of the county in which the attorney has his principal office a sum of money or its equivalent equal in value to 150 percent of the amount claimed under the lien.

(b) When a person deposits money with the treasurer of a county under this subsection, he shall file with the recording officer of the same county an affidavit stating that the deposit was made.

(3) When a bond is filed under subsection (1) of this section or money deposited and an affidavit filed under subsection (2) of this section, the

recording officer shall issue to the owner or other person a certificate stating that the bond or money is substituted for the chattel and that the lien on the chattel is discharged.

(4) When a bond is filed under subsection (1) of this section, or money is deposited under subsection (2) of this section, the owner or other person filing the bond or depositing the money shall promptly send a copy of the certificate received from the recording officer under subsection (3) of this section to the attorney by registered or certified mail.

(5) If the attorney establishes the validity of his lien claim by a suit to enforce it under ORS chapter 88, he is entitled to judgment or decree against the sureties upon the bond or against the deposited money. [1975 c.648 §57 (enacted in lieu of 87.495)]

87.440 Determination of adequacy of bond. If an attorney considers the bond filed with a recording officer of a county inadequate to protect his claim for lien for some reason other than the amount of the bond, he shall, within 10 days of receipt of the notice of filing, petition the court in which the suit to foreclose the lien may be brought for a determination of the adequacy of the bond. The attorney shall state in detail the reasons for the inadequacy. If the court determines that the bond is inadequate for one or more of the reasons stated by the attorney, the court shall order such action as shall make the bond adequate to protect the claim for lien. [1975 c.648 §58 (enacted in lieu of 87.495)]

87.445 Attorney's lien upon actions and judgments. An attorney has a lien upon actions, suits and proceedings after the commencement thereof, and judgments, decrees, orders and awards entered therein in his client's favor and the proceeds thereof to the extent of his fees and compensation specially agreed upon with his client, or if there is no agreement, for the reasonable value of his services. [1975 c.648 §59 (enacted in lieu of 87.495)]

87.450 Filing notice of claim of lien on judgment for sum of money. (1) When an attorney claims a lien under ORS 87.445, if the judgment or decree is for a sum of money only, the attorney must file a notice of claim of lien with the clerk of the court that issues the judgment or decree within three years after the judgment or decree is given. The clerk shall enter the notice in the records of the action or suit and shall also make a note of the filing of the notice in the judgment docket of the court.

(2) When an attorney files a notice of claim of lien under subsection (1) of this section, he shall send forthwith a copy of the notice to his client by registered or certified mail sent to him at his last-known address.

(3) A lien under ORS 87.445 on a judgment or decree for a sum of money only remains a lien on that judgment or decree for as long as the judgment or decree remains valid under ORS 18.360.

(4) For purposes of this section, a "judgment or decree for a sum of money only" does not include a decree or order for the payment of money for the support of any person under ORS 107.095, 107.105, 108.120, 109.155 or 419.513.

[1975 c.648 §60 (enacted in lieu of 87.495)]

87.455 Filing notice of claim of lien on judgment for possession of personal property; recording; foreclosure. (1) When an attorney claims a lien under ORS 87.445, if the judgment or decree is for the possession, award or transfer of personal property, the attorney must file a notice of claim of lien not later than one year after entry of the final judgment or decree and disposition of any appeal thereof. The notice shall be filed with the recording officer of the county in which the judgment or decree is rendered, with the recording officer of the county, if known, in which the personal property is located and with the recording officer of the county, if known, in which the attorney's client resides. The recording officer of a county shall record the notices filed under this section in a book called "index of liens upon chattels."

(2) Except as provided in subsection (3) of this section, a lien under ORS 87.445 on a judgment or decree for the possession, award or transfer of personal property must be foreclosed in the manner provided in ORS chapter 88, not later than one year after the notice of claim of lien is filed under subsection (1) of this section.

(3) An attorney and his client may, by an agreement in writing, extend the period of time within which a lien created by ORS 87.445 must be foreclosed to two years after the notice of claim of lien is filed. An agreement to extend a foreclosure period under this subsection shall contain the time and place of the filing of the notice of claim of lien by the attorney and shall be filed with the recording officer with whom the notice of claim of lien was filed. [1975 c.648 §61 (enacted in lieu of 87.495)]

87.460 Filing of notice of claim of lien on judgment for possession of real property; recording; foreclosure. (1) When an attorney claims a lien under ORS 87.445, if

the judgment or decree is for the possession, award or conveyance of real property, the attorney must file a notice of claim of lien not later than six months after entry of the final judgment or decree and disposition of any appeal thereof. The notice shall be filed with the recording officer of the county in which the real property, or any part of it, is situated. The recording officer of a county shall record the notices filed under this section in a book that shall be indexed in the same manner as the record of deeds and mortgages.

(2) Except as provided in subsection (3) of this section, a lien under ORS 87.445 upon a judgment or decree for the possession, award or conveyance of real property must be foreclosed in the manner provided in ORS chapter 88, not later than one year after the notice of claim of lien is filed under subsection (1) of this section.

(3) An attorney and his client may, by agreement, in writing, extend the period of time within which a lien created by ORS 87.445 must be foreclosed to two years after the notice of claim of lien is filed. An agreement to extend a foreclosure period under this subsection shall contain the time and place of the filing of the notice of claim of lien by the attorney and shall be filed with the recording officer with whom the notice of claim of lien was filed. [1975 c.648 §62 (enacted in lieu of 87.495)]

87.465 Effect of failure to file notice of claim of lien; effect of failure to foreclose. If the notice of claim of lien is not filed within the time required by ORS 87.450, 87.455 or 87.460 or if the lien is not foreclosed within the time required by ORS 87.455 or 87.460, the lien created by ORS 87.445 shall cease to exist. [1975 c.648 §63 (enacted in lieu of 87.495)]

87.470 Contents of notice of claim of lien. The notice of claim of lien required under ORS 87.450 to 87.460 shall be a statement in writing verified by the oath of the attorney and must contain:

(1) A statement of the attorney's demand, including the amount of his fee or compensation;

(2) The citation to the book, volume and page of the judgment docket wherein is entered the judgment or decree upon which he claims a lien and a description of the real or personal property which is to be awarded, transferred or conveyed to his client under the judgment or decree;

(3) A statement that the amount claimed is a true and bona fide existing debt as of the date of the filing of the notice of claim of lien; and

(4) The date on which payment was due to the attorney for his professional services to his client. [1975 c.648 §64 (enacted in lieu of 87.495)]

87.475 Effect of settlement on attorney's lien; satisfaction of judgment. (1) Except as provided in subsections (3) and (4) of this section, the lien created by ORS 87.445 is not affected by a settlement between the parties to the action, suit or proceeding before or after judgment, decree, order or award.

(2) Except as provided in subsections (3) and (4) of this section, a party to the action, suit or proceeding, or any other person, does not have the right to satisfy the lien created by ORS 87.445 or any judgment, decree, order or award entered in the action, suit or proceeding until the lien, and claim of the attorney for his fees based thereon, is satisfied in full.

(3) A judgment debtor may pay the full amount of a judgment or decree into court and the clerk of the court shall thereupon fully satisfy the judgment or decree on the record and the judgment debtor shall be thereby released from any further claims thereunder.

(4) If more than one attorney appears of record for a litigant, the satisfaction of the lien created by ORS 87.445 by any one of the attorneys is conclusive evidence that the lien is fully satisfied. [1975 c.648 §65 (enacted in lieu of 87.495)]

87.480 Attorney's right and power over actions and judgments. Attorneys have the same right and power over actions, suits, proceedings, judgments, decrees, orders and awards to enforce their liens as their clients have for the amount due thereon to them. [1975 c.648 §66 (enacted in lieu of 87.495)]

87.485 Attorney fees. In suits to foreclose a lien created by ORS 87.445, the court shall allow a reasonable amount as attorney fees at trial and on appeal to the prevailing party. [1975 c.648 §67 (enacted in lieu of 87.495); 1981 c.897 §24]

87.490 Priority of attorney's lien upon actions and judgments. (1) Except for tax liens, prior encumbrances and prior liens of record on the real or personal property subject to the lien created by ORS 87.445, the lien created by ORS 87.445 is superior to all other liens.

(2) When the lien of an attorney created under ORS 87.445 attaches to a judgment or decree allowing or enforcing a client's lien, the attorney's lien has the same priority as his client's lien with regard to personal or real property subject to his client's lien. [1975 c.648 §68 (enacted in lieu of 87.495)]

87.495 [Repealed by 1975 c.648 §55 (87.430 to 87.490 enacted in lieu of 87.495)]

87.500 [Repealed by 1975 c.648 §72]

87.505 [Repealed by 1975 c.648 §72]

87.510 [Repealed by 1975 c.648 §72]

87.515 [Amended by 1957 c.420 §1; 1959 c.521 §1; repealed by 1975 c.648 §72]

87.525 [Repealed by 1975 c.648 §72]

87.530 [Repealed by 1975 c.648 §72]

87.535 [Amended by 1957 c.684 §1; 1971 c.177 §1; repealed by 1975 c.648 §72]

87.540 [Amended by 1957 c.684 §2; repealed by 1975 c.648 §72]

87.545 [Repealed by 1975 c.648 §72]

87.550 [Repealed by 1957 c.684 §3 (87.551 enacted in lieu of 87.550)]

87.551 [1957 c.684 §4 (enacted in lieu of 87.550); repealed by 1975 c.648 §72]

HOSPITAL LIEN

87.555 Hospital lien. (1) Except as otherwise provided by law, whenever any person receives hospitalization on account of any injury, and he, or his personal representative after his death, claims damages from the person causing the injury, the hospital shall have a lien upon any sum awarded the injured person or his personal representative by judgment or obtained by a settlement or compromise to the extent of the amount due the hospital for the reasonable value of such hospitalization rendered prior to the date of judgment, settlement or compromise. However, no such lien shall be valid against anyone coming under the Workmen's Compensation Act.

(2) When the person receiving hospitalization has a contract providing for indemnity or compensation for the sum incurred for such hospitalization, the hospital shall have a lien upon the amount payable under such contract. The party obligated to make reimbursement under the contract may pay the sum due thereunder directly to the hospital, and such payment shall constitute a full release of the party making the payment under such contract to the amount of the payment.

87.560 Limitations on extent of lien. No lien under ORS 87.555 shall be allowed for hospitalization rendered after a settlement has been effected by or on behalf of the party causing the injury. No lien shall be allowed against any sum for necessary attorney fees, costs and expenses incurred by the injured party in securing a settlement, compromise or judgment.

87.565 Notice of lien required. In order to perfect the lien described in ORS 87.555, the hospital or the owner or operator thereof shall:

State of Oregon,)
) ss.
County of -----)

(1) Not later than 15 days after the discharge of the injured person from the hospital, file a notice of lien substantially in the form prescribed in ORS 87.570, containing an itemized statement of the amount claimed, with the recording officer of the county wherein such hospital is located; and

I, -----, being first duly sworn on oath say: That I am ----- named in the foregoing claim of lien; that I have read the same and know the contents thereof and believe the same to be true.

(2) Prior to the date of judgment, settlement or compromise, serve a certified copy of the notice of lien by registered mail upon:

Subscribed and sworn to before me this --- day of ----- in the year of our Lord -----.

-----, Notary Public.

(a) The person alleged to be responsible for causing the injury and from whom damages are claimed; and

87.575 Hospital lien docket. Each recording officer shall maintain a hospital lien docket in which, upon the filing of a notice of lien, he shall enter the name of the injured person, the approximate date of the injury, the name and address of the hospital filing the notice and the amount claimed; and he shall make an index thereto in the names of the injured persons.

(b) The insurance carrier which has insured the person alleged to be responsible against such liability, if such insurance carrier is known.

[Amended by 1979 c.123 §1]

87.570 Form of notice. The form of the notice required by ORS 87.565 shall be substantially as follows:

Notice is hereby given that ----- has rendered services in hospitalization for -----, a person who was injured on the --- day of ----- in the city of -----, county of -----, State of -----, on or about the --- day of -----, and the ----- (name of claimant) hereby claims a lien upon any money due or owing or any claim for compensation, damages, contribution, settlement or judgment from ----- alleged to have caused said injuries and any other person liable for the injury or obligated to compensate the injured person on account of said injuries. The hospitalization was rendered to the injured person between the --- day of ----- and the --- day of -----;

ITEMIZED STATEMENT

that 15 days have not elapsed since that time; that the claimant's demands for said care and service is in the sum of \$--- and that no part thereof has been paid, except \$---, and that there is now due and owing and remaining unpaid thereof, after deducting all credits and offsets the sum of \$---, in which amount lien is hereby claimed.

-----, Claimant.

87.580 Payment to injured person after notice of lien; liability to hospital. Any person or insurer who, after the receipt of a certified copy of notice of lien in compliance with ORS 87.565, shall make any payment to the injured person, his heirs, personal representatives or the attorney for any of them, as compensation for the injury suffered, without paying the hospital the reasonable value of hospitalization rendered such injured person and claimed in its notice of lien or so much thereof as can be satisfied out of the moneys due under any judgment, settlement or compromise, after paying the attorney fees, costs and expenses incurred in connection therewith and any prior liens, shall, for a period of 180 days after the date of such payment, be liable to the hospital for the amount which the hospital was entitled to receive. The hospital shall, within such period, have a cause of action against the person making any such payment, which may be prosecuted in any county wherein notice of lien has been filed.

87.585 Foreclosure. The lien described in ORS 87.555 may be foreclosed by a suit in the district or circuit court. In any suit brought pursuant to the provisions of ORS 87.580 or this section, upon entering a decree for the plaintiff, the court shall allow as part of the costs and disbursements all moneys paid for the filing and recording of the notice of lien, and reasonable attorney fees at trial and on appeal. [Amended by 1981 c.897 §25]

87.590 [Repealed by 1975 c.648 §72]

87.595 [Repealed by 1975 c.648 §72]

87.600 [Repealed by 1975 c.648 §72]

AMBULANCE SERVICES LIEN

87.603 Definitions for ORS 87.603 to 87.633. As used in ORS 87.603 to 87.633, unless the context requires otherwise:

(1) "Ambulance" has the meaning given that term in ORS 487.005 (2).

(2) "Ambulance services" includes the transportation of an ill, injured or disabled individual in an ambulance and the administration of medical or emergency care, if necessary, while the individual is being transported.

(3) "Governmental unit" means the state, any county, city or other municipal corporation or any department, board or other agency of any of them. [1983 c.821 §2]

87.605 [Amended by 1955 c.136 §1; repealed by 1975 c.648 §72]

87.607 Ambulance services lien. When an individual receives ambulance services provided by any person or governmental unit, if the individual has a contract providing for indemnity or compensation for the sum incurred for those services, the person or governmental unit providing the ambulance services has a lien upon the amount payable under the contract. The party obligated to make reimbursement under the contract may pay the sum due thereunder directly to the person or governmental unit, and that payment shall constitute a full release of the party to the amount of the payment. [1983 c.821 §3]

87.610 [Repealed by 1975 c.648 §72]

87.613 Notice of lien required. In order to perfect the lien described in ORS 87.607, the person or an officer of the governmental unit that provided the ambulance services shall:

(1) Not later than 15 days after providing the ambulance services, file a notice of lien with the recording officer of the county in which the individual who received the ambulance services resides; and

(2) Prior to the date of judgment, settlement or compromise, serve a certified copy of the notice of lien by registered or certified mail upon the insurer or health care service contractor which has agreed to indemnify or compensate the individual for any costs incurred for ambulance services. [1983 c.821 §4]

87.615 [Repealed by 1975 c.648 §72]

87.617 Form of notice; contents. The notice of lien required under ORS 87.613 shall be a statement in writing verified by the oath of the person or an officer of the governmental unit asserting the lien claim and must contain:

(1) A true statement of demand, after deducting all credits and offsets;

(2) The name of the individual who received ambulance services;

(3) An itemized statement of the ambulance services provided;

(4) A statement that the amount claimed is a true and bona fide existing debt as of the date of the filing of the notice of lien; and

(5) The date on which payment for the ambulance services is due. [1983 c.821 §5]

87.620 [Repealed by 1975 c.648 §72]

87.623 Notices recorded in hospital lien docket. The recording officer of the county shall record the notices filed under ORS 87.613 in the hospital lien docket maintained under ORS 87.575. [1983 c.821 §6]

87.625 [Repealed by 1975 c.648 §72]

87.627 Payment after notice of lien; liability to provider of services; exception. (1) Except as provided in subsection (2) of this section, when an insurer or health care service contractor receives a certified copy of a notice of lien from a person or governmental unit under ORS 87.613, if the insurer or health care service contractor makes any payment to the individual named in the notice without paying the person or governmental unit the amount claimed by the person or governmental unit in the notice, the insurer or health care service contractor is liable to the person or governmental unit for the amount claimed in the notice of lien. For 180 days after the date of such payment, the person or governmental unit has a cause of action against the insurer or health care service contractor.

(2) If an insurer or health care service contractor pays for ambulance services according to the terms of its policy or contract in response to a claim received earlier than the certified copy of a notice of lien for those ambulance services is received under ORS 87.613, then the insurer or health care service contractor is not liable for the amount claimed in the notice of lien and the person or governmental unit has no cause of action under ORS 87.603 to 87.633 against the insurer or health care service contractor. [1983 c.821 §7]

87.630 [Repealed by 1975 c.648 §72]

87.633 Foreclosure. The lien described in ORS 87.607 may be foreclosed by a suit in the district or circuit court. [1983 c.821 §8]

87.635 [Repealed by 1975 c.648 §72]

87.640 [Repealed by 1975 c.648 §72]

87.645 [Repealed by 1975 c.648 §72]

87.650 [Repealed by 1975 c.648 §72]

87.655 [Repealed by 1975 c.648 §72]

87.660 [Repealed by 1975 c.648 §72]

87.665 [Repealed by 1975 c.648 §72]

87.670 [Repealed by 1975 c.648 §72]

87.675 [Repealed by 1975 c.648 §72]

AGRICULTURAL PRODUCE LIEN

87.700 Definitions for ORS 87.700 to 87.740. As used in ORS 87.700 to 87.740, unless the context otherwise requires:

(1) "Agricultural produce" means fruit, berries, vegetables or meat animals sold or delivered to a food processor.

(2) "Agricultural producer" means a person who grows or raises agricultural produce.

(3) "Food processor" includes a packing plant, cannery, creamery or other processing plant that processes agricultural produce and is owned or operated by any person other than a cooperative corporation.

(4) "Meat animal" has the meaning for that term provided in ORS 603.010. [1973 c.647 §2; 1975 c.703 §6]

87.705 Agricultural produce lien; date lien attaches. An agricultural producer who delivers any agricultural produce to a food processor has a lien for the contract price of such produce, or for its reasonable value if there is no contract price. The lien created by this section attaches to all agricultural produce, whether in a raw or processed condition, delivered to the food processor by the agricultural producer and to all other inventory of the food processor. If the agricultural produce delivered to the food processor consists of meat animals, the lien also attaches to accounts receivable by the food processor. The lien attaches to the produce, inventory or accounts receivable on the date on which the agricultural producer delivers the agricultural produce to the food processor. [1973 c.647 §3; 1975 c.648 §53]

87.710 Filing notice of lien; contents of notice; notice of claim to secured parties; effect of failure to give notice. (1) An

agricultural producer shall file a notice evidencing the lien under ORS 87.705 only if a food processor fails to pay the agricultural producer for his agricultural produce by the date on which payment from the food processor to the agricultural producer for the agricultural produce is due.

(2) An agricultural producer claiming a lien under ORS 87.705 shall file with the recording officer of the county where the food is processed, within 20 days of the date on which the payment from the food processor to the agricultural producer for agricultural produce is due or, in the case of meat animals, within 20 days of the date the meat animals are delivered to the food processor. The statement shall be in writing verified by the oath of the agricultural producer and shall contain:

(a) A true statement of the producer's demand after deducting all credits and offsets; and

(b) The name of the food processor who received the produce to be charged with the lien; and

(c) A description of the produce to be charged with the lien sufficient for identification; and

(d) A statement that the amount claimed is a true and bona fide existing debt as of the date of the filing of notice evidencing the lien; and

(e) The date on which payment was due for the produce to be charged with the lien.

(3) When he files notice evidencing the lien, an agricultural producer claiming a lien under ORS 87.705 shall notify all other persons who have filed a claim of lien on the inventory of the food processor or who have filed a financing statement under ORS chapter 79 that perfects a security interest in the inventory of the food processor. If the lien for which he files notice under this section attaches to accounts receivable, the agricultural producer shall notify all other persons who have filed a claim of lien on the accounts receivable of the food processor or who have filed a financing statement under ORS chapter 79 that perfects a security interest in the accounts receivable of the food processor. The notice to other lien claimants and secured parties shall provide the same information contained in the statement required by subsection (2) of this section and shall be sent by certified mail, return receipt requested.

(4) If the notice required by subsection (3) of this section is not given, the lien created by ORS 87.705 is subordinate, with respect to a person not notified, to:

(a) A lien that has attached to the agricultural produce, inventory or accounts receivable

prior to the date on which the lien created under ORS 87.705 attaches; or

(b) A perfected security interest in the agricultural produce, inventory or accounts receivable.

(5) For purposes of this section, payment from a food processor to the agricultural producer for agricultural produce is due:

(a) On the date specified for payment in the contract between the food processor and the agricultural producer; or

(b) If there is no contract or no date of payment is specified in the contract, two business days after the food processor takes delivery of the agricultural produce. [1973 c.647 §4; 1975 c.648 §54; 1975 c.703 §7]

87.715 Priority. Except for tax liens, and except as provided in ORS 87.710 (4), the lien created by ORS 87.705 is prior and superior to all other liens created by chattel mortgage, bill of sale, conditional contract or any security interest upon agricultural produce, without regard to whether such other liens or security interest attached to the produce before or after the date on which a lien created by ORS 87.705 attaches. [1973 c.647 §5]

87.720 Recording of lien notices; fees. The recording officer of the county shall record the notices made under ORS 87.710 in a book kept for the purpose. The record shall be indexed in the same manner as the record of deeds and mortgages. The recording officer shall charge and collect, in advance, for the benefit of the county, a fee of \$2 for recording a notice evidencing a lien under ORS 87.705. [1973 c.647 §6]

87.725 Foreclosure; costs allowable to prevailing plaintiff. (1) The lien created by ORS 87.705 shall be foreclosed in the manner provided by law for the foreclosure of liens generally.

(2) In all suits under ORS 87.700 to 87.740, the court shall, upon entering judgment for the plaintiff, allow as a part of the costs all moneys paid for the filing and recording of the lien, and a reasonable amount for attorney fees at trial and on appeal. [1973 c.647 §7; 1981 c.897 §26]

87.730 Expiration of lien for failure to bring timely foreclosure suit. Unless suit to foreclose the lien is brought in an appropriate court within six months after claim of lien is filed under ORS 87.710, or if a credit is given, then within six months after the expiration of such credit, a lien created by ORS 87.705 shall cease to exist. [1973 c.647 §8]

87.735 Filing certificate of lien satisfaction upon payment for produce; liability of producer for failure to discharge lien. (1) When an agricultural producer receives full payment for his agricultural produce from the food processor to which such agricultural produce is delivered, if the agricultural producer filed a claim of lien on such agricultural produce under ORS 87.705 and 87.710, the agricultural producer shall file with the recording officer of the county in which the claim of lien is recorded a certificate declaring that full payment has been received from the food processor and that the claim of lien is discharged.

(2) Upon receiving the certificate, the recording officer shall enter it in full length in the book kept to record such liens.

(3) If any agricultural producer, after full payment for his agricultural produce, within 10 days after being requested thereto, fails to discharge the claim of lien, he is liable to the food processor in the sum of \$100 damages and for all actual damages caused by such failure, to be recovered in an action at law. [1973 c.647 §9]

87.740 Agricultural services lien does not attach if payment for produce is made before lien claim is filed. The lien created by ORS 87.226 shall not attach to a crop or the proceeds of the sale of a crop in the possession of a food processor if the food processor pays the agricultural producer in full for such crop and the claim for such lien is not filed under ORS 87.242 prior to the date of such payment. [1973 c.647 §10; 1983 c.740 §7]

GRAIN PRODUCER'S LIEN

87.750 Definitions for ORS 87.750 to 87.777. As used in ORS 87.750 to 87.777, unless the context otherwise requires:

(1) "Agricultural producer" means a person who grows or raises grain.

(2) "Grain" means wheat, corn, oats, barley, rye, flaxseed, certified alfalfa seed, agricultural seed as defined in ORS 633.511 (1), vegetable seed as defined in ORS 633.511 (16), the seed of any cereal grain, soybeans, grain sorghum, dry beans and peas and any other grain for which standards are established by the state or the Federal Government.

(3) "Person" means individual, corporation, partnership, association, joint stock company, business trust or unincorporated organization. [1981 c.446 §2; 1983 c.141 §1]

87.755 Grain producer's lien; date lien attaches; duration of lien; priority.

(1) When an agricultural producer sells grain, the agricultural producer shall have a lien on the grain and the proceeds thereof for a period not to exceed 90 days from the date the lien attaches.

(2) The lien created by subsection (1) of this section shall attach to the grain and to the proceeds thereof on the date the agricultural producer sells the grain to the purchaser or on the date the agricultural producer physically delivers the grain to the purchaser, whichever last occurs.

(3) The lien created by subsection (1) of this section shall be preferred to any lien or security interest in favor of any creditor of the purchaser, regardless of whether the creditor's lien or security interest attached to the grain or proceeds before or after the date on which the agricultural producer's lien attached under subsection (2) of this section.

(4) An agricultural producer who claims a lien under subsection (1) of this section need not file any notice of the lien in order to perfect the lien.

(5) The lien created by subsection (1) of this section shall be subject to the provisions of ORS 79.3070 (1).

(6) The lien created by subsection (1) of this section is discharged, except as to the proceeds therefrom, upon sale of the grain by the purchaser to a third party purchaser. [1981 c.446 §3]

87.760 [1973 c.145 §2; repealed by 1975 c.648 §72]

87.762 Extending duration of lien; notice filed with Secretary of State. (1) At any time within 90 days following the date on which the lien provided for in ORS 87.755 (1) attaches, the agricultural producer may extend the duration of the lien by completing all of the following within that 90-day period:

(a) Filing with the Secretary of State a written statement, verified by the oath of the agricultural producer, and containing:

(A) A true statement of the demand of the agricultural producer after deducting all credits and offsets;

(B) The name of the person who purchased the grain from the agricultural producer;

(C) A description sufficient for identification of the grain charged with the lien;

(D) A statement that the amount claimed is a true and bona fide existing debt as of the date of filing of the notice evidencing the lien;

(E) The date on which payment was due to the agricultural producer for the grain charged with the lien; and

(F) Such other information as the Secretary of State may require.

(b) Sending, by certified mail, return receipt requested, a copy of the notice described in paragraph (a) of this subsection to all other persons who have filed a claim of lien on the inventory or accounts receivable of the purchaser of the grain or who have filed a financing statement under ORS chapter 79 perfecting a security interest in the inventory or accounts receivable of the purchaser.

(2) If the agricultural producer complies with all of the provisions of subsection (1) of this section, the lien of the agricultural producer shall not expire at the end of 90 days following the date of its attachment but shall continue without interruption to be effective and shall continue to be accorded the priority established under ORS 87.755 (3), until six months after the date it attached under ORS 87.755 (2). [1981 c.446 §4]

87.765 [1973 c.145 §3; repealed by 1975 c.648 §72]

87.767 Form of notice; public record; fee. (1) Notices filed with the Secretary of State under ORS 87.750 to 87.777 shall:

(a) Be in a form prescribed by the Secretary of State; and

(b) Be maintained as public records for a period of time established by the Secretary of State.

(2) Fees for filing notices and requests for copies of notices shall be established by the Secretary of State pursuant to ORS 177.130.

[1981 c.446 §5]

87.770 [1973 c.145 §4; repealed by 1975 c.648 §72]

87.772 Expiration of lien for failure to bring timely foreclosure action; manner of foreclosure. (1) The lien created by ORS 87.755 (1) shall cease to exist unless suit to foreclose the lien is brought in an appropriate court:

(a) Within 90 days after the date the lien attached under ORS 87.755 (2) if the lien has not been extended by filing and giving notice under ORS 87.762; or

(b) Within six months after the date the lien attached under ORS 87.755 (2) if the lien has been extended by filing and giving notice under ORS 87.762.

(2) Regardless of whether the lien created by ORS 87.755 (1) has been extended by filing and giving notice under ORS 87.762, the lien shall be foreclosed in the manner provided by law for the foreclosure of liens generally.

(3) In all suits under ORS 87.750 to 87.777, the court shall, upon entering judgment for the plaintiff, allow as a part of the costs all moneys paid for the filing and recording of the lien and a reasonable amount for attorney fees. [1981 c.446 §6]

87.775 [1973 c.145 §5; repealed by 1975 c.648 §72]

87.777 Filing certificate of lien satisfaction upon payment for grain; liability of producer for failure to discharge lien.

(1) If an agricultural producer filed a claim of lien under ORS 87.762, when the agricultural producer receives full payment for the grain, the agricultural producer shall file with the Secretary of State a certificate declaring that full payment has been received and that the claim of lien is discharged.

(2) Upon receiving the certificate, the Secretary of State shall enter it in the book kept to record such liens.

(3) If any agricultural producer, after full payment for grain, within 10 days after being requested thereto fails to discharge the claim of lien, the agricultural producer is liable to the purchaser of the grain in the sum of \$100 damages and for all actual damages caused by such failure to be recovered in an action at law. [1981 c.446 §7]

87.780 [1973 c.145 §6; repealed by 1975 c.648 §72]

87.785 [1973 c.145 §7; repealed by 1975 c.648 §72]

87.790 [1973 c.145 §8; repealed by 1975 c.648 §72]

UNIFORM FEDERAL TAX LIEN REGISTRATION ACT

87.805 [Repealed by 1967 c.445 §1]

87.806 Filing of federal tax liens. (1) Notices of liens, certificates and other notices affecting federal tax liens or other federal liens must be filed in accordance with ORS 87.806 to 87.855.

(2) Notices of liens upon real property for obligations payable to the United States and certificates and notices affecting the liens shall be filed in the office of the recorder of conveyances, in counties which have a recorder of conveyances, and in other counties in the offices of the county clerks of the county or counties in this state within which the real property subject to the liens is situated.

(3) After October 15, 1983, notices of federal liens upon personal property, whether tangible or intangible, for obligations payable to the United States and certificates and notices affecting the liens shall be filed in the office of the

Secretary of State. [1967 c.445 §2; 1981 c.852 §2; 1983 c.220 §1]

87.810 [Repealed by 1967 c.445 §1]

87.811 Certification of tax lien notices. Certification of notices of liens, certificates, or other notices affecting federal liens by the Secretary of the Treasury of the United States or the delegate of the secretary, or by any official or entity of the United States responsible for filing or certifying of notice of any other lien, entitles them to be filed and no other attestation, certification or acknowledgment is necessary.

[1967 c.445 §3; 1981 c.852 §3]

87.815 [Repealed by 1967 c.445 §1]

87.816 Keeping of index and files with respect to tax liens; certification by filing officer; fee. (1) If a notice of federal lien, a refiled notice of federal lien, or a notice of revocation of any certificate described in subsection (2) of this section is presented to a filing officer who is:

(a) The Secretary of State, the secretary shall cause the notice or refiled notice to be marked, held and indexed in accordance with the provisions of ORS 79.4030 (4) as if the notice or refiled notice were a financing statement within the meaning of ORS 79.1010 to 79.5070; or

(b) Any other officer described in ORS 87.806, the officer shall indorse thereon the identification of the officer and the date and time of receipt and forthwith file it alphabetically or enter it in an alphabetical index showing the name and address of the person named in the notice or refiled notice, the date and time of receipt, the title and address of the official or entity certifying the lien and the total amount appearing on the notice of lien or refiled notice of lien.

(2) If a certificate of release, nonattachment, discharge or subordination of any lien is presented to the Secretary of State for filing, the secretary shall:

(a) Cause a certificate of release or nonattachment to be marked, held and indexed as if the certificate were a termination statement within the meaning of ORS 79.4040, except that the notice of lien to which the certificate relates shall not be removed from the files; and

(b) Cause a certificate of discharge or subordination to be held, marked and indexed as if the certificate were a release of collateral within the meaning of ORS 79.4060.

(3) If any refiled notice of federal lien or notice of revocation referred to in subsection (1) of this section or any of the certificates specified

in subsection (2) of this section is presented for filing with any other filing officer specified in ORS 87.806, the officer shall permanently attach the refiled notice, certificate or notice to the original notice of lien and shall enter the refiled notice, certificate or notice with the date of filing in any alphabetical lien index on the line where the original notice of lien is entered.

(4) Upon request of any person, the filing officer shall issue the certificate of the filing officer showing whether there is on file in the officer's office, on the date and hour stated therein, any notice of lien or certificate or notice affecting any lien naming a particular person, and if a notice or certificate is on file, giving the date and hour of its filing. The fee for a certificate is \$3.75 plus \$3.75 for each notice of federal lien and for each certificate or notice affecting the lien. Upon request the filing officer shall furnish a copy of any notice of federal lien or notice or certificate affecting a federal lien for a fee of \$3.75 per page. [1967 c.445 §4; 1971 c.621 §18; 1975 c.607 §20; 1979 c.833 §21; 1981 c.835 §11a; 1981 c.852 §4; 1983 c.220 §2]

87.820 [Repealed by 1967 c.445 §1]

87.821 Filing and indexing fee. (1) The fee for filing and indexing each notice of lien or certificate or notice affecting the lien is \$3.75.

(2) Notwithstanding ORS 205.320, the fees described in subsection (1) of this section may be collected at the time of filing or by deferred billing in a manner approved by the filing officer. [1967 c.445 §5; 1971 c.621 §19; 1975 c.607 §21; 1979 c.294 §1; 1979 c.833 §22; 1981 c.835 §12; 1981 c.852 §5]

87.825 [Repealed by 1967 c.445 §1]

87.826 Construction. ORS 87.806 to 87.831 shall be so interpreted and construed as to effectuate its general purpose to make uniform the law of those states which enact the Uniform Federal Lien Registration Act. [1967 c.445 §6; 1981 c.852 §6]

87.830 [Repealed by 1967 c.445 §1]

87.831 Short title. ORS 87.806 to 87.831 may be cited as the Uniform Federal Lien Registration Act. [1967 c.445 §7; 1981 c.852 §7]

87.835 [Repealed by 1967 c.445 §1]

LIEN FOR CONTRIBUTIONS TO EMPLOYE BENEFIT PLAN

87.855 Lien for contributions to employe benefit plan; priority. (1) Every employer not subject to ORS 87.806 to 87.831 who is required to pay contributions, by agree-

ment or otherwise, into a fund of any employe benefit plan in order that the employer's employe may participate therein, shall pay such contributions in the required amounts and at the stipulated time or each employe affected thereby shall have a lien on the earnings and on all property used in the operation of the employer's business to the extent of the moneys plus any penalties due to be paid by or on the employe's behalf in order to qualify the employe for participation therein, and for any moneys expended or obligations incurred for medical, hospital or other expenses to which the employe would have been entitled had such required contributions been paid.

(2) The lien described in this section shall have priority over all other liens and encumbrances which may attach after such lien is filed pursuant to ORS 87.860 (1) and also shall have priority over all other liens and encumbrances which may have attached previous to that time, but which were not filed or recorded so as to create constructive notice thereof prior to that time, and of which the lien claimant has no notice. However, the lien described in this section shall not have priority over liens for labor performed or wages. [1963 c.604 §§1, 5; 1981 c.852 §8]

87.860 Filing of claim of lien. (1) The lien claimant under ORS 87.855 (1), or his representative, or the trustees of the employe benefit plan fund on the claimant's behalf, within 60 days after such payment becomes due shall file for record with the recording officer of the county wherein the claimant is or was employed by such employer a notice of claim, containing a statement of the demand, the name of the employer and the name of the person employing the claimant, if known, with a statement of the pertinent terms and conditions of the employe benefit plan and the time when such contributions are due and were to have been paid, and shall deliver in person or mail by registered mail to the employer a copy thereof within such time.

(2) The recording officer shall, upon presentation to him of the notice described in subsection (1) of this section, file it in his office and index it in a book to be kept by him for that purpose called "Index of Employe Benefit Plan Liens." [1963 c.604 §§2, 3]

87.865 Foreclosure; joinder or consolidation; costs; limitation. (1) The lien described in ORS 87.855 may be enforced by a suit in the circuit court, and shall be governed by the laws regulating the proceedings for the foreclosure of liens generally.

(2) Any number of persons claiming liens under ORS 87.855 may join in the same suit, and when separate suits are commenced, the court may consolidate them. The court may also allow as part of the costs the moneys paid for filing and recording the claim, and a reasonable attorney fee at trial and on appeal, for each person claiming a lien.

(3) Every lien described in ORS 87.855 shall cease to exist unless a complaint to foreclose it is filed and a summons issued within six months from the date of filing of the claim of lien. [1963 c.604 §§4, 6; 1981 c.897 §27]

87.905 [Repealed by 1961 c.726 §427]

MISCELLANEOUS PROVISIONS

87.910 Cost of preparing lien notice. A person who files a notice or claim of lien under this chapter may add to the amount of the claim, as contained in the notice, the amount of fees actually paid for the recording or filing of the lien notice, and such amount thereupon shall become part of the lien against the property

described in the notice. [Amended by 1975 c.648 §52; 1981 c.898 §47]

87.915 [1961 c.518 §§1,3; 1963 c.604 §7; 1969 c.330 §8; repealed by 1975 c.648 §72]

87.920 Recording of document not to create lien, affect title or constitute notice except as authorized by law. Except where filing of the document is specifically required or authorized by statute, no document filed for recording or otherwise with any public officer in this state before or after October 15, 1983, shall create a lien or encumbrance upon or affect the title to the real or personal property of any person or constitute actual or constructive notice to any person of the information contained therein. [1983 c.763 §62]

Note: 87.920 was enacted into law by the Legislative Assembly but was not added to or made a part of ORS chapter 87 or any series therein by legislative action. See Preface to Oregon Revised Statutes for further explanation.