



MLM Investment Properties
1754 Cumulus Ct NW
Salem, Or. 97304
(503) 851-8246

March, 3, 2017

Re: Testimony AGAINST HB 2004

To: State of Oregon Legislative Body

Please submit the following as testimony into the records.

I strongly urge all House Members to vote Against HB 2004. This proposed legislation would cause an extreme, or, even catastrophic financial hardship on the small investor and private landlord in an ever changing housing market.

One only need look at the economic conditions of the last ten years that befell the State of Oregon when the most recent housing bubble burst. Home owners, small and large investors alike, walked away and abandoned their homes and real estate investments... they simply were left without any other viable recourse. HB 2004 would create additional financial hurdles for the small investors to deal with, and leaves little latitude, if any, for when the next correction in the housing market occurs.

Additionally, HB 2004 if passed, will backlog an already overburdened judicial system; it is a quagmire waiting to happen.

Simply put, HB 2004 does not allow for the ups and downs in the housing market.

I strongly urge AGAINST passing HB 2004.

Regards,

Sandy Manning

Sandy Manning