

IN THE CIRCUIT COURT OF THE STATE OF OREGON  
FOR THE COUNTY OF KLAMATH

RODNEY BENNETT and PATRICIA  
BENNETT, husband and wife,

Plaintiffs,

v

BRUCE CARPENTER, FIRST AMERICAN  
MANAGEMENT CO., an Oregon  
Corporation,

Defendants.

CASE NO. 9100407CV

NOTICE OF PENDENCY  
OF AN ACTION

PURSUANT TO ORS 93.740, the undersigned states:

1. As plaintiffs, Rodney Bennett and Patricia Bennett, husband and wife, have filed an action in the Circuit Court for Klamath County, State of Oregon.

2. The defendants are: Bruce Carpenter, First American Management Co., an Oregon Corporation.

3. The object of the action is to recover certain monies plus interest.

4. The description of the real property to be affected is attached hereto as Exhibit "A" and incorporated herein by reference.

DATED this 1 day of February, 1991.

PARKS & RATLIFF

Michael Ratliff OSB #75315  
Attorney for Plaintiffs

Name: PARKS & RATLIFF  
Address: 228 North Seventh Street  
Klamath Falls, OR 97601  
Phone: (503) 882-6331

After recording return to:  
Parks & Ratliff

## EXHIBIT "A"

PARCEL 1:

A tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 0° 51' West along the 40 line a distance of 522.3 feet and North 89° 09' East a distance of 30 feet from the iron axle which marks the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, and running thence: Continuing North 89° 09' East a distance of 257.2 feet to an iron pin; thence North 20° 18' West a distance of 164.5 feet to an iron pin; thence North 45° 09' East a distance of 221.6 feet to an iron pin which lies on the Southwesterly right of way line of the Klamath Falls-Lakeview Highway, 40 feet at right angles from its center; thence in a Northwesterly direction following the arc of a 3° 11' curve to the left along the Southwesterly right of way line of the State Highway a distance of 432.3 feet to an iron axle (the long chord of this curve bears North 57° 58 $\frac{1}{2}$ ' West a distance of 421.07') thence South 0° 51' East along the Easterly right of way line of Patterson Street a distance of 544.2 feet, more or less, to the point of beginning.

LESS a tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin on the East boundary of Patterson Street; said point begin North 0° 51' West a distance of 660.0 feet and North 89° 09' East a distance of 30.0 feet from the iron axle at the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 1; thence North 0° 51' West along the East boundary of Patterson Street a distance of 120.0 feet to an iron pin; thence North 89° 09' East at right angles to Patterson Street; a distance of 181.5 feet to an iron pin; thence South 0° 51' East parallel with Patterson Street a distance of 120.0 feet to an iron pin; thence South 89° 09' West at right angles to Patterson Street a distance of 181.5 feet, more or less, to the point of beginning. EXCEPTING THEREFROM that portion deeded to the State of Oregon by Deeds recorded July 24, 1964 in Volume 354, Page 605, and recorded September 10, 1971, in Volume M-71, Page 9658, Deed Records of Klamath County, Oregon.

PARCEL 2:

A tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the East boundary of Patterson Street, said point being North 0° 51' West a distance of 660.0 feet and North 89° 09' East a distance of 30.0 feet from the iron axle at the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 1; thence North 0° 51' West along the East boundary of Patterson Street a distance of 120.0 feet to an iron pin; thence North 89° 09' East at right angles to Patterson Street, a distance of 181.5 feet to an iron pin; thence South 0° 51' East parallel with Patterson Street a distance of 120.0 feet to an iron pin; thence South 89° 09' West at right angles to Patterson Street a distance of 181.5 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Parks & Ratliff the 1st day of Feb. A.D., 19 91 at 3:18 o'clock PM. and duly recorded in Vol. M91 of Mortgages on Page 2061

FEE \$13.00

Evelyn Biehn, County Clerk

By Pauline M. Henderson