

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

SOUTH VALLEY STATE BANK, an)
Oregon Banking corporation,)
Plaintiff,)
vs.)

No. 92 01341 CV

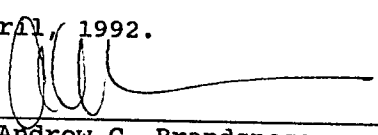
BATSELL BROTHERS OIL CO. INC.,)
an Oregon Corporation,)
BATSELL BROTHERS OIL CO., a)
partnership, RICHARD R.)
BATSELL, KATHERINE A. BATSELL)
LARRY D. BATSELL, EVELYN K.)
BATSELL, RONALD R. STICKA,)
Trustee in Bankruptcy, TOM)
HUNTSBERGER, Trustee in)
bankruptcy, ERIC R.T. ROOST,)
Trustee in bankruptcy, and)
EXXON CO., U.S.A., a division)
of EXXON CORPORATION, a New)
Jersey corporation, STATE)
ACCIDENT INSURANCE FUND, an)
Oregon corporation,)
Defendants.)

NOTICE OF PENDENCY
OF AN ACTION

Pursuant to ORS 93.740, the undersigned states:

1. As Plaintiffs, South Valley State Bank, have filed an action in the Circuit Court for Klamath County, State of Oregon;
2. The Defendants are Batsell Brothers Oil Co., Inc., an Oregon Corporation, Batsell Brothers Oil co., a partnership, Richard R. Batsell, Katherine A. Batsell, Larry D. Batsell, Evelyn K. Batsell Ronald R. Sticka, Trustee in Bankruptcy, Tom Huntsberger, Trustee in Bankruptcy, Eric R. T. Roost, Trustee in Bankruptcy, Exxon Co., U.S.A., a division of Exxon Corporation, a New Jersey corporation, State Accident Insurance Fund, an Oregon corporation;
3. The object of the action is: Trust Deed Foreclosure;
4. The description of the real property to be affected is:
See attached Exhibit "A".

DATED this ____ day of April, 1992.



Andrew C. Brandsness,
Plaintiff's Attorney
BRANDSNESS & BRANDSNESS, P.C.
411 Pine Street
Klamath Falls, Oregon 97601
(503) 882-6616

Ret:

STATE OF OREGON)
County of Klamath) ss.

The foregoing instrument was acknowledged before me this ____ day of April, 1992, by Andrew C. Brandsness.

1. NOTICE OF PENDENCY OF AN ACTION
svsbn247.094

LEGAL DESCRIPTION

A parcel of land situated in Lots 1 and 5, Section 25, Township 37 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at an iron rod monument on the Westerly right of way line of Shady Pine Road (originally The Dalles-California Highway), said point being South 05 degrees 01' 49" West, 1335.29 feet from a brass cap monument at the Northeast corner of said Section 25; thence South 87 degrees 54' 00" West, 374.83 feet to an iron rod monument on the East line of the relocated The Dalles-California Highway No. 97; thence North 02 degrees 06' 00" West, 176.87 feet along said East line to a point, said point being 35 feet distant Easterly from, when measured at right angles to the centerline of said Highway at station 328+73.4; thence North 87 degrees 54' 00" East, 15.00 feet; thence North 02 degrees 06' 00" West, parallel with and 50 feet distant from the centerline of said relocated highway, a distance of 50.95 feet to the Southwest corner of that property described in Volume M82, page 7839, Deed Records of Klamath County, Oregon; thence North 68 degrees 37' 20" East, along the South line of that property described in said Volume M82, page 7839, a distance of 223.35 feet more or less to the Westerly right of way line of said Shady Pine Road; thence Southeasterly along said Westerly right of way to the point of beginning.

EXCEPTING THEREFROM that portion of a strip of land 25 feet in width that lies within the above described property, said strip is described in Deed Volume 128, page 279, of Klamath County Deed Records, and shown on record of Survey No. 1545.

LEGAL DESCRIPTION

A piece of parcel of land situated in the NE 1/4 of Section 25, Township 37 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at an iron pipe on the Easterly right of way line of State Highway No. U.S. 97, as the same is presently located and constructed on the ground, from which the monument marking the meander corner common to Section 25, Township 37 South, Range 8 East of the Willamette Meridian and Section 30, Township 37 South, Range 9 East of the Willamette Meridian bears South 51 degrees 02-3/4' East 628.9 feet distant (said point of beginning being also 50.0 feet distant from the centerline of said Highway No. 97); thence North 69 degrees 12-1/3' East 230.0 feet, more or less, to the Westerly right of way line of the County Road (Old Highway No. 97), which point is 30.0 feet from, when measured at right angles to, the centerline of said County road, and from which point an iron pipe reference monument bears North 69 degrees 12-1/3' East 10.0 feet distant; thence following the said Westerly right of way line of said County Road in a Northerly and Westerly direction to its intersection with the Easterly right of way line of said State Highway No. U.S. 97; thence Southerly and Easterly along the said Easterly right of way line of said State Highway to the point of beginning. The basis of bearings for the above description being South 1 degrees 31' East for the centerline of the said State Highway from the said Station 329/24.3 Southerly.

EXCEPTING THEREFROM any portion lying within the State Highway right of way.

EXHIBIT A

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The East one-half of Lot 4 in Block 7, FIRST ADDITION TO THE PINE GROVE PONDEROSA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Lot 1 in Block 3 of the HIGHLANDS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The West one-half of Lot 4 in Block 7, FIRST ADDITION TO PINE GROVE PONDEROSA, according to the officla plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Brandsness & Brandsness the 15th day of April A.D., 19 92 at 3:38 o'clock P.M., and duly recorded in Vol. M92, of Mortgages on Page 7980.

FEE \$25.00

Evelyn Biehn, County Clerk

By *Deborah M. Henderson*

EXHIBIT " 4 "
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