

2011-08827

Klamath County, Oregon



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08/01/2011 12:46:02 PM

Fee: \$42.00

RETURN TO:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

NOTICE OF PENDENCY OF AN ACTION

Pursuant to ORS 93.740, the undersigned states:

1. Plaintiff SOUTH VALLEY BANK & TRUST has filed an action in the Circuit Court for Klamath County, State of Oregon;

2. The Defendants are CURTIS V. WOMELSDORF, LaVONNE WOMELSDORF, C & L DEVELOPMENT, LLC, an Oregon limited liability company; MADSEN CORNER HOMEOWNERS' ASSOCIATION, INC., CITY OF KLAMATH FALLS, and JOHN DOE;

3. The object of the action is: COMPLAINT ON PROMISSORY NOTES; JUDICIAL FORECLOSURE OF TRUST DEEDS; GUARANTIES;

4. The case number assigned to the action is 1102807CV.

5. The description of the real property to be affected is:

PARCEL 1: Lots 1 through 16 inclusive and Lot 19, and common areas "A" and "B", TRACT NO. 1465, MADSEN CORNER, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 2: Lot 18, TRACT NO. 1465, MADSEN CORNER, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING THEREFROM the most Southerly 9.01 feet of Lot 18 of said TRACT NO. 1465, MADSEN CORNER SUBDIVISION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 3: Lot 20, TRACT NO. 1465 MADSEN CORNER, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING THEREFROM that part of Lot 20 of said subdivision being more particularly described as follows:

Beginning at the corner of common to Lots 17, 18 and 20 of said subdivision; thence South 15°14' 51" East along the line common to Lots 17 and 20, 105.67 feet to the Northerly right-of-way line of Haderlie Avenue, 29.50 feet from centerline when measured perpendicularly to said centerline; thence 17.61 feet along the arc of a 120.50 foot radius curve to the right and along said right-of-way line through a central angle of 76°50'16" (the chord of which bears South 53°45'48" East 17.59 feet) to a point of non-tangency; thence leaving said right-of-way line North 06°25'29" West 113.31 feet to the Westerly property line of said Lot 18; thence South 15°14' 51" East along said Westerly line 9.01 feet to the point of beginning.

PARCEL 4: Parcels 1, 2 and 3 of Land Partition 5-04, situated in the SW1/4 of the NE1/4 of Section 12, Township 39 South Range 8 East of the Willamette Meridian, Klamath County, Oregon

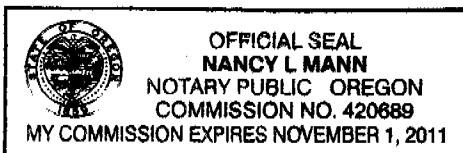
Dated this 29 day of July, 2011.

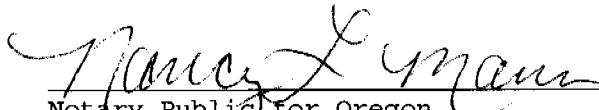


Andrew C. Brandsness, OSB #83159
Of Attorneys for Plaintiff

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 29 day of July, 2011 the above-named Andrew C. Brandsness and acknowledged the foregoing instrument to be his voluntary act and deed.




Notary Public for Oregon
My Commission expires: 11-1-11