

2012-013072

Klamath County, Oregon



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11/26/2012 03:34:02 PM

Fee: \$47.00

RECORDING COVER SHEET

This cover page has been prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

Shapiro & Sutherland, LLC
1499 SE Tech Center Place
Suite 255
Vancouver, WA 98683
S&S File No. 09-103253

Recording requested by:

THIS SPACE RESERVED FOR USE BY THE
COUNTY RECORDING OFFICE

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

☒ Notice of Pendency of Action

JPMorgan Chase Bank, National Association, successor in interest to Federal Deposit Insurance Corporation, as Receiver of Washington Mutual Bank v. Paul Earnest Guest; et al
Klamath County Circuit Court Case #:

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

JPMorgan Chase Bank, National Association,
successor in interest to Federal Deposit
Insurance Corporation, as Receiver of
Washington Mutual Bank
JPMorgan Chase Bank, N.A.
7255 Baymeadows Way
Jacksonville, Florida 32256

Shapiro & Sutherland, LLC
Attorneys for JPMorgan Chase Bank, National
Association, successor in interest to Federal
Deposit Insurance Corporation, as Receiver of
Washington Mutual Bank
1499 SE Tech Center Place, Suite 255
Vancouver, WA 98683

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Paul Earnest Guest, 2103 Bush Street, San Francisco, CA 94115

Bellet Construction, Inc., c/o: Secretary of State-Corporation Division/Process Service, 255 Capitol St. NE,
Suite 151, Salem, OR 97310

Occupants/Unknown Parties, 5120 Sunset Ridge Road, Klamath Falls, OR 97601

Bellet Construction, Inc., 5900 S 6th St Ste A, Klamath Falls, OR 97603

4) TRUE AND ACTUAL CONSIDERATION | 5) SEND TAX STATEMENTS TO:

ORS 93.030(5) - Amount in dollars or other

\$ _____ [] Other

6) SATISFACTION of ORDER or WARRANT | 7) The amount of the monetary

ORS 205.125(1)(e)

CHECK ONE: FULL

(If applicable) [] PARTIAL

| obligation imposed by the order

| or warrant. ORS 205.125(1)(c)

| \$ _____

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with

ORS 205.244: "RERECORDED AT THE REQUEST OF _____ TO
CORRECT _____ PREVIOUSLY RECORDED IN BOOK _____ AND
PAGE _____, OR AS FEE NUMBER _____."

AFTER RECORDING RETURN TO:
SHAPIRO & SUTHERLAND, LLC
1499 SE Tech Center Place, Suite 255
Vancouver, WA 98683
S&S No: 09-103253

NOTICE OF PENDENCY OF AN ACTION

Pursuant to ORS 93.740, the undersigned states:

1. As Plaintiff, JPMorgan Chase Bank, National Association, successor in interest to Federal Deposit Insurance Corporation, as Receiver of Washington Mutual Bank, has filed an action in the Circuit Court for Klamath County, State of Oregon

2. The Defendants are: PAUL EARNEST GUEST; BELLET CONSTRUCTION, INC., OTHER PERSONS OR PARTIES, including OCCUPANTS, UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN

3. The object of the action is to foreclose a Deed of Trust dated August 22, 2006, recorded August 29, 2006 in 2006-017329 in Klamath County, Oregon.

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

See Legal Description attached and incorporated hereto as Exhibit 1

Dated this 12 day of November, 2012

By: 

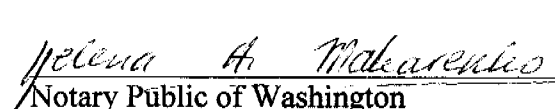
☒ James A. Craft #090146 [jcraft@logs.com]
☐ Kelly D. Sutherland #87357 [ksutherland@logs.com]
☐ Cara J. Richter #094855 [crichter@logs.com]
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of SHAPIRO & SUTHERLAND, LLC
Attorneys for Plaintiff,
1499 SE Tech Center Place, Suite 255
Vancouver, WA 98683
(360)260-2253; Fax (360)260-2285

STATE OF WASHINGTON)

)ss

Clark County)

The foregoing instrument was acknowledged before me this 12th day of November 2012,
by James A. Craft.


Notary Public of Washington

My Commission Expires: 03-19-15

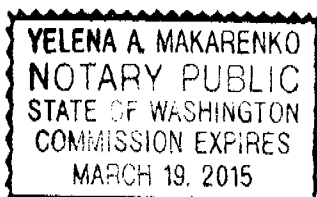


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A tract of land situated in Government Lot 7 and the SW1/4 SE1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the C-S 1/16 corner from which the South 1/4 corner bears South 00° 09' 00" West 1319.53 feet; thence South 26° 31' 58" East 334.41 feet to the true point of beginning; thence South 26° 31' 58" East 492.00 feet to the Southeast corner of the above described tract; thence South 82° 30' 46" West 1300.84 feet to a 5/8" iron rod at the high water line of Klamath Lake; thence Northwest along said high water line a distance of 300.00 feet; thence Northeast 1340 feet, more or less to the point of beginning.

AND a parcel of land located in the SW1/4 SE1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin marking the Northeast corner of Parcel B of Minor Partition 7-82; thence North 26° 31' 58" West 334.41 feet to the Northwest corner of the SW1/4 SE1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian; thence along the North line of said SW1/4 SE1/4 North 89° 49' 32" East 368.00 feet; thence South 26° 32' 20" East 744.14 feet to a point on the Northern line of Parcel 3 of Minor Partition 20-89; thence along said Northern line South 60° 20' 27" West 263.46 feet to the Northwest corner of said Parcel 3; thence North 26° 00' 17" West 72.19 feet; thence South 82° 31' 55" West 71.33 feet to the Southeast corner of Parcel B of Minor Partition 7-82; thence North 26° 31' 58" West 492.00 feet to the point of beginning, with bearings based on the recorded survey number 5988.

Account No.:

Key No.:

PARCEL 2

A parcel of land situated in the S1/2 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the South 1/4 corner of Section 12; thence Easterly 662.82 feet along the South section line of Section 12 to a point; thence North 26° 31' 58" West, 649.63 feet more or less to a 5/8" iron rod; thence South 82° 30' 46" West, 1300.84 feet to a 5/8" iron rod on the East shore line of Upper Klamath Lake; thence Southeast along the East shore line of Upper Klamath Lake to the Northwest corner of SUNSET BEACH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence running Northeast and Southeast along the Northern and Easterly boundary lines of said plat of SUNSET BEACH, to a point at the intersection with the South section line of Section 12; thence Easterly along the South section line of Section 12 to the point of beginning.