

Jefferson State Adjusters

**RECORDING COVER SHEET**

(Per ORS 205.234 or ORS 205.244)

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any errors in this cover sheet do not effect the transaction (s) contained in the instrument itself

**2013-000056**

Klamath County, Oregon



00129391201300000560050058

01/02/2013 03:37:43 PM

Fee: \$57.00

**After recording return to:**

Robinson Tait, P.S.  
710 2<sup>nd</sup> Avenue, Suite 710  
Seattle, WA 98104  
(206) 676-9640

1. Title(s) of Transaction(s) ORS 205.234(a) NOTICE OF PENDENCY OF ACTION

2. Direct Parties and addresses ORS 205.125(1)(a) and ORS 205.160

HSBC Bank USA, National  
Association, as Indenture Trustee for the  
registered Noteholders of Renaissance  
Home Equity Loan Trust 2006-4

3. Indirect party/Grantee(s) and address ORS 205.125(1)(a) and ORS 205.160

Miguel H. Cobian  
Ramona Pena  
Persons or Parties Unknown in  
Possession of or Claiming any Right,  
Title, Lien, or Interest in the Property  
Described in the Complaint Herein

4. Trustee Address: (If required): N/A

5. True and Actual Consideration ORS 93.030 N/A

6. Send Tax Statements to: N/A

7. 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 \_\_\_\_\_"

Craig Peterson, OSB # 120365  
Zachary Bryant, OSB # 113409  
Robinson Tait, P.S.  
710 Second Avenue, Suite 710  
Seattle, WA 98104  
Phone: (206) 676-9640  
Facsimile: (206) 676-9659  
Email: cpeterson@robinsontait.com  
Email: zbryant@robinsontait.com

CIRCUIT COURT OF OREGON FOR KLAMATH COUNTY

HSBC BANK USA, NATIONAL  
ASSOCIATION, AS INDENTURE TRUSTEE  
FOR THE REGISTERED NOTEHOLDERS  
OF RENAISSANCE HOME EQUITY LOAN  
TRUST 2006-4,

Plaintiff,

v.

MIGUEL H. COBIAN; RAMONA PENA;  
PERSONS OR PARTIES UNKNOWN  
CLAIMING ANY RIGHT, TITLE, LIEN OR  
INTEREST IN THE PROPERTY  
DESCRIBED IN THE COMPLAINT  
HEREIN,

Defendant(s).

NO. 1300001CV

NOTICE OF PENDENCY OF AN ACTION

PURSUANT to ORS 93.740 the undersigned states:

1. As plaintiff, HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE  
TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN  
TRUST 2006-4, has filed an action in the Circuit Court of Oregon for Klamath County.

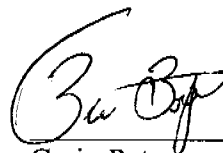
2. Defendants are MIGUEL H. COBIAN; RAMONA PENA; PERSONS OR  
PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE  
PROPERTY DESCRIBED IN THE COMPLAINT HEREIN.

3. The object of the action is to foreclose that certain Deed of Trust recorded on November 1, 2006, under Klamath County recording number 2006-021944, Oregon.

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AS **EXHIBIT**  
A

IN WITNESS WHEREOF, the undersigned has executed this instrument this 17 day of December, 2012.

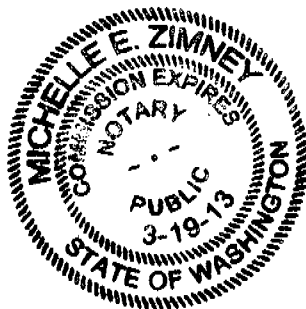


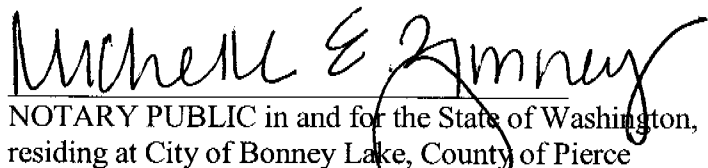
Craig Peterson, OSB #120365  
Zachary Bryant, OSB # 113409  
Robinson Tait, P.S.  
Attorneys for Plaintiff

State of Washington )

County of King )

The foregoing instrument was acknowledged before me this 17 day of December, 2012 by Zachary Bryant.



  
NOTARY PUBLIC in and for the State of Washington,  
residing at City of Bonney Lake, County of Pierce

Michelle E. Zimney  
(printed or typed name)

My appointment expires March 19, 2013

# **EXHIBIT A**

# **EXHIBIT A**

## **LEGAL DESCRIPTION:**

### **Parcel 1:**

A portion of Lot 8, Block 89, Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 8 and running thence Northeasterly along the Southerly line of Delta (formerly Yolo) Street to the corner common to Lots 8 and 9 of said Block 89; thence Southeasterly along the line common to said Lots 8 and 9, 104.4 feet to a point; thence at right angles to said line Southwesterly 50 feet to a point on the Westerly line of said Lot 8; thence Northwesterly along said Westerly line of said Lot 8 a distance of 98 feet to the point of beginning.

### **Parcel 2:**

The Southerly 50 feet of Lot 8 in Block 89 of Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.