

Jefferson State Adjusters  
Return to Columbia

2013-001223

Klamath County, Oregon



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02/01/2013 03:42:53 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. 12-109678

Recording requested by: Same

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

JPMC Specialty Mortgage LLC f/k/a WM Specialty Mortgage LLC v. Sandra L. Nyback Smith aka Sandra Smith;  
et al

Klamath County Circuit Court Case #: \_\_\_\_\_

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

JPMC Specialty Mortgage LLC f/k/a WM Specialty  
Mortgage LLC  
JPMorgan Chase Bank, N.A.  
7255 Baymeadows Way  
Jacksonville, Florida 32256

Shapiro & Sutherland, LLC  
Attorneys for JPMC Specialty Mortgage LLC f/k/a WM  
Specialty Mortgage LLC  
1499 SE Tech Center Place, Suite 255  
Vancouver, WA 98683

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

Sandra L. Nyback Smith aka Sandra Smith, 2100 Park Avenue, Klamath Falls, OR 97601  
Occupants/Unknown Parties, 2100 Park Avenue, Klamath Falls, OR 97601  
Klamath County, c/o: County Counsel, Dave Groff, 305 Main Street, Klamath Falls, OR 97601  
Oregon Affordable Housing Assistance Corporation, R/A: Diana Koppes, 725 Summer St. NE Ste B, Salem, OR 97301

**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: 12-109678

### **NOTICE OF PENDENCY OF AN ACTION**

Pursuant to ORS 93.740, the undersigned states:

1. JPMC Specialty Mortgage LLC f/k/a WM Specialty Mortgage LLC, As Plaintiff, has filed an action in the Circuit Court for Klamath County, State of Oregon.

2. The Defendants are: Sandra L. Nyback Smith aka Sandra Smith; Klamath County; Oregon Affordable Housing Assistance Corporation; Other persons or Parties, including Occupants, Unknown Claiming Any Right, Title, Lien, Or Interest in the Property Described in the Complaint Herein

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

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 in Block 18 of Mountain View Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Together with that portion of the vacated alley which inurred thereto, vacated by ordinance No. 4850, recorded August 16, 1957 in Volume 286 Page 3, Deed records of Klamath County, Oregon.

YELENA A. MAKARENKO  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
MARCH 19, 2015