2013-001223	
Klamath County,	Oregon



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RECORDING COVER SHEET 02/01/2013 03:42:53 PM This cover page has been prepared by the person

Fee: \$47.00

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	.,

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.

THIS SPECIE RESERVED FOR LEEBY TO T AQUNITY CORDIF OFFICE

1) TITLE(S) OF THE TRA	ANSACTION(S) ORS 205	5.234(a)	
X Notice of I	Pendency of Action		
JPMC Specialty Mortgage	LLC f/k/a WM Specialty N	Mortgage LLC v. Sandra L. Nyback Smith aka Sandra Smit	th;
of me speciming management		et al	
Klamath County Circui	t Court Case #:		
2) DIRECT PARTY / GR	ANTOR(S) ORS 205.125(1)(b) and 205.160	
	e LLC f/k/a WM Specialty	Shapiro & Sutherland, LLC	6/lz/o 33/84
Mortgage LLC		Attorneys for JPMC Specialty Mortgage LLC f	I/K/a WIVI
JPMorgan Chase Bank, N	i. A .	Specialty Mortgage LLC	
7255 Baymeadows Way		1499 SE Tech Center Place, Suite 255	
Jacksonville, Florida 322:	56	Vancouver, WA 98683	
		25(1)(-) and 205 160	
3) INDIRECT PARTY / G	RANTEE(S) ORS 205.12	(3)(1)(a) and 203.100	
Sandra L. Nyback Smith ak	a Sandra Smith, 2100 Park	Avenue, Klamath Falls, OR 97601	
Occupants/Unknown Partie	s, 2100 Park Avenue, Klam	Nain Falls, OK 97001	
Klamath County, c/o: Coun	ty Counsel, Dave Groil, 30	05 Main Street, Klamath Falls, OR 97601 R/A: Diana Koppes, 725 Summer St. NE Ste B, Salem, OR	97301
Oregon Affordable Housing	g Assistance Corporation, r	VA. Diana Roppes, 125 Summer St. 145 Ste B, Salem, St.	3,20,
A) TRUE AND ACTUAL.	CONSIDERATION 5) S	SEND TAX STATEMENTS TO:	•
ORS 93.030(5) – Amount is	n dollars or other		
ORB 93.030(c) 110			
\$	[] Other		
\$			•
6) SATISFACTION of OI	RDER or WARRANT 7)	The amount of the monetary	
ORS 205.125(1)(e)		obligation imposed by the order	
CHECK ONE: FULL		or warrant. ORS 205.125(1)(c)	
(If applicable) [] PARTIA	\L		
	\$		
8) If this instrument is bei	ing Re-Recorded, complet	te the following statement, in accordance with ORS	
205.244 : "RERECORDED	AT THE REQUEST OF	TO AND BACE	
CORRECT	PREVI	OUSLY RECORDED IN BOOKAND 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.

4. The object of the action is to foreclose a Deed of Trust dated August 3, 2006, recorded August 14, 2006 in Instrument No. 2006-016352 in Klamath County, Oregon.

Dated this	23rd day of J	anuary, 2013
Ву	/:	
	[] James A. C	raft #090146 [jcraft@logs.com]
	[] Kelly D. St	therland #87357 [ksutherland@logs.com]
	Cara J. Ric	hter #094855 [crichter@logs.com]
	L -	#950143 [huhl@logs.com]
		well #113566 [kcogswell@logs.com]
	/L F	& SUTHERLAND, LLC
	Attorneys for F	
	•	Center Place, Suite 255
	Vancouver, W.	
	•	; Fax (360)260-2285
	(300)200-2233	, rax (500)200-2205
STATE OF WASHINGTON)	
office of within the con-)ss	
Clark County)	0
Clark County	,	1 1
The foregoing 2 page inc	trument was as	knowledged before me this 23 day of Miniary
2013, by <u>kara Coaswell</u>	AHOMUU	for the instant
2013, by <u>wara construct</u>	<u> 410000</u>	- of therepa
₹	•	Motary Public of Washington My Commission Expires: 03-19-15
, MEL ENA A	عمر	/Notary Public of Washington
YELENA A. MAKARENKO) {	My Commission Expires: 03-74-70
NOTARY PUBLIC	<i>}</i>	
STATE OF WASHINGTON		
COMMISSION EXPIRES	,	
MARCH 19, 2015	→	