

2013-001225

Klamath County, Oregon



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02/01/2013 03:45:51 PM

Fee: \$52.00

**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. 09-103352

Recording requested by: Same

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COUNTY CLERK'S OFFICE

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

Notice of Pendency of Action

U.S. Bank National Association as Trustee, successor in interest to Bank of America, National Association as Trustee, Successor by merger to LaSalle Bank, NA as Trustee for Washington Mutual Mortgage-Pass-Through Certificates WMALT Series 2006-1 v. Irene Espitia; et al

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

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

U.S. Bank National Association as Trustee,  
successor in interest to Bank of America, National  
Association as Trustee, Successor by merger to  
LaSalle Bank, NA as Trustee for Washington Mutual  
Mortgage-Pass-Through Certificates WMALT Series  
2006-1  
JPMorgan Chase Bank, N.A.  
7255 Baymeadows Way  
Jacksonville, Florida 32256

Shapiro & Sutherland, LLC  
Attorneys for U.S. Bank National Association as  
Trustee, successor in interest to Bank of America,  
National Association as Trustee, Successor by merger to  
LaSalle Bank, NA as Trustee for Washington Mutual  
Mortgage-Pass-Through Certificates WMALT Series  
2006-1  
1499 SE Tech Center Place, Suite 255  
Vancouver, WA 98683

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

Irene Espitia, 5751 Miller Ave, Klamath Falls, OR 97603  
Mortgage Electronic Registration Systems, Inc., R/A: Genpact Registered Agent, Inc., 1901 East Voorhees Street, Ste. C,  
Danville, IL 61834  
Occupants/Unknown Parties, 3918 Mazama Drive, Klamath Falls, OR 97603  
Bank of America, N.A., c/o: Branch Manager, 212 S 6th St, Klamath Falls, OR 97601  
Irene Espitia, P.O. Box 315, Merrill, OR 97633  
Irene Espitia, 3918 Mazama Drive, 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

| obligation imposed by the order

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

Jefferson State Adjusters

Return to Cover

(If applicable) ☐ PARTIAL

\_\_\_\_\_ | \$ \_\_\_\_\_

**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: 09-103352

**NOTICE OF PENDENCY OF AN ACTION**

Pursuant to ORS 93.740, the undersigned states:

1. U.S. Bank National Association as Trustee, successor in interest to Bank of America, National Association as Trustee, Successor by merger to LaSalle Bank, NA as Trustee for Washington Mutual Mortgage-Pass-Through Certificates WMALT Series 2006-1, As Plaintiff, has filed an action in the Circuit Court for Klamath County, State of Oregon.

2. The Defendants are: Irene Espitia; Mortgage Electronic Registration Systems, Inc.; Bank of America, N.A.; 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:

Lot 3, Block 4, MAZAMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

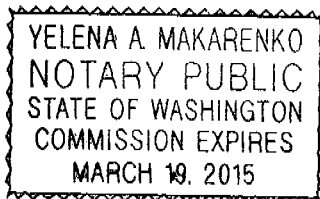
4. The object of the action is to foreclose a Deed of Trust dated September 6, 2005, recorded September 12, 2005 in Instrument No. M05-64033 in Klamath County, Oregon.

Dated this 23<sup>rd</sup> day of January, 2013

By: [Signature]  
[ ] 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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☒ Kara Cogswell #113566 [kcogswell@logs.com]  
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 2 page instrument was acknowledged before me this 23<sup>rd</sup> day of January 2013, by Kara Cogswell Attorney for Plaintiff.



[Signature]  
Notary Public of Washington  
My Commission Expires: 03-19-15