

2013-002196

Klamath County, Oregon



00132027201300021960030033

02/28/2013 08:30:08 AM

Fee: \$47.00

After recording return to:
MH JUDICIAL FORECLOSURE DEPT.
920 SW 3rd Ave, 1st Floor
Portland, OR 97204
Phone: (971) 201-3200
Fax: (971) 201-3202

NOTICE OF PENDENCY OF AN ACTION

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF KLAMATH

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE, SUCCESSOR IN INTEREST TO BANK
OF AMERICA, NATIONAL ASSOCIATION AS
TRUSTEE AS SUCCESSOR BY MERGER TO
LASALLE BANK, NATIONAL ASSOCIATION AS
TRUSTEE FOR WASHINGTON MUTUAL
MORTGAGE PASS-THROUGH CERTIFICATES
WMALT 2006-AR1 through its loan servicing agent
JP MORGAN CHASE BANK, N.A.

Plaintiff,

vs.

RUSSELL L. MCMAHON; CARI D. LEWIS
MCMAHON AKA CARI DAWN LEWIS; WELLS
FARGO BANK, N.A.; SOUTH VALLEY BANK &
TRUST; OCCUPANTS OF THE PROPERTY

Defendants.

Case No.:

1300633 CV

NOTICE OF PENDENCY OF AN ACTION

PURSUANT TO ORS 93.740, THE UNDERSIGNED STATES:

- 1) NOTICE IS HEREBY GIVEN that the above-named plaintiff has commenced an action
against the above-named defendants in the Circuit Court of Klamath County by filing a
Summons and Complaint. This is notice of pendency of that action.
- 2) The names of the parties to the action are set forth above.

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- 3) The object of the action is to foreclose a mortgage Deed of Trust. The Deed of Trust was recorded on **10/14/2005** with the Clerk of Klamath County Deeds and Records under Volume M05, Page 66625.
- 4) The description of the real property encumbered by this mortgage deed of trust and affected by the action is as follows:

Attached hereto as *Exhibit A*.

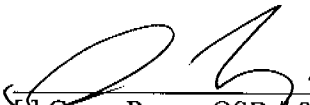
APN: R475346

Commonly Known As: 65 Pine Street, Klamath Falls, OR 97601

All persons dealing with the real estate subsequent to the recording of this lis pendens will take subject to the plaintiff's rights as established in the action.

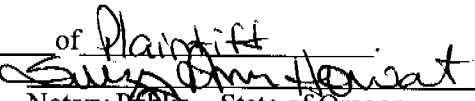
Dated 1/24/13

McCarthy & Holthus, LLP


[x] Casey Pence, OSB # 975271
[] Russell Whittaker, OSB #115540
[] Erica Day, OSB# 113653
[x] Amber Norling, OSB# 094593
[] Angela Michael, OSB# 102929
[] Robert Hakari, OSB# 114082
Of Attorneys for Plaintiff

State of OREGON
County of MULTNOMAH

This instrument was acknowledged before me on Jan. 24, 2013

by Amber Norling as Agent of Plaintiff

Notary Public - State of Oregon
My commission expires: 5/24/15

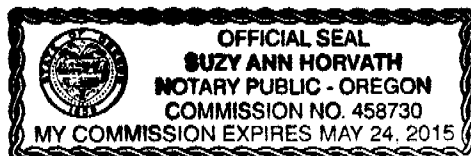


Exhibit "A"

E. The land referred to in this Guarantee is described as follows:

All of Lot 4, Block 4, TOWN OF LINKVILLE, NOW THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM that portion of said lot formerly conveyed by Ada H. Smith, et vir, to Chas. E. Worden, described as follows:

Beginning at a point in the Easterly line of Ewauna Street (formerly Juniper Street), where the line between Lots 4 and 6 in said Block 4 intersects the said Easterly line of Ewauna Street; thence Southerly along the line between said line of Lots 4 and 6 in said Block 4, 55 feet to the Southwest corner of said Lot 6; thence Southwesterly at right angles 28.81 feet to the Easterly line of said Ewauna Street; thence along said Easterly line 62.08 feet to the place of beginning.