

Jefferson State Adjusters

Recorded & Counted

2013-002508

Klamath County, Oregon



00132432201300025080040045

03/07/2013 03:35:45 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. 11-107207

Recording requested by: Same

THIS INSTRUMENT WAS RECEIVED BY THE  
CLERK OF THE COUNTY RECORDING OFFICE

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

☒ Notice of Pendency of Action

US Bank National Association, as Trustee for Bear Stearns Asset Backed Securities, 2005-AC7 v. Eddy W. Bradley;  
et al

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

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

US Bank National Association, as Trustee for Bear  
Stearns Asset Backed Securities, 2005-AC7  
Default Resolution Network  
1920 Main Street  
Suite 1120  
Irvine, California 92614

Shapiro & Sutherland, LLC  
Attorneys for US Bank National Association, as Trustee  
for Bear Stearns Asset Backed Securities, 2005-AC7  
1499 SE Tech Center Place, Suite 255  
Vancouver, WA 98683

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

Virginia M Bradley, 2662 Highway 422, Chiloquin, OR 97624  
Eddy W Bradley, 2662 Highway 422, Chiloquin, OR 97624  
Occupants/Unknown Parties, 2662 Highway 422, Chiloquin, OR 97624  
Wells Fargo Bank, N.A., R/A Corporation Service Company, 285 Liberty Street, Salem, OR 97301  
Eddy W Bradley, 909 Sonoma Avenue, Modesto, CA 95355

**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 \_\_\_\_\_"**

AFTER RECORDING RETURN TO:  
SHAPIRO & SUTHERLAND, LLC  
1499 SE Tech Center Place, Suite 255  
Vancouver, WA 98683  
S&S No: 11-107207

**NOTICE OF PENDENCY OF AN ACTION**

Pursuant to ORS 93.740, the undersigned states:

1. US Bank National Association, as Trustee for Bear Stearns Asset Backed Securities, 2005-AC7, As Plaintiff, has filed an action in the Circuit Court for Klamath County, State of Oregon.

2. The Defendants are: Eddy W. Bradley; Virginia M. Bradley; Wells Fargo Bank, 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:

See Lega Description attached and incorporated hereto as Exhibit "1"

4. The object of the action is to foreclose a Deed of Trust dated July 27, 2005, recorded July 29, 2005 in Book M05, Page 59492-507 in Klamath County, Oregon.

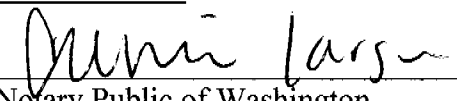
Dated this 27 day of February, 2013

By: 

☒ James A. Craft #090146 [jcraft@logs.com]  
☐ Kelly D. Sutherland #87357 [ksutherland@logs.com]  
☐ Cara J. Richter #094855 [crichter@logs.com]  
☐ Holger Uhl #950143 [huhl@logs.com]  
☐ 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 3 page instrument was acknowledged before me this 27<sup>th</sup> day of February 2013, by James A. Craft.

  
\_\_\_\_\_  
Notary Public of Washington  
My Commission Expires: 4/19/2013

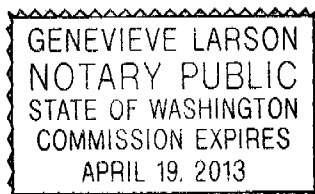


EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated in the NE1/4 of Section 30, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of Section 30; thence South along the East section line 792.00 feet to the true point of beginning; thence continuing South 528.00 feet; thence West 247.50 feet; thence North 528.00 feet; thence East 247.50 feet to the true point of beginning.

Tax Account No:

Key No:

PARCEL 2:

A parcel of land situated in the NW1/4 NW1/4 NW1/4 and the SW1/4 NW1/4 NW1/4 of Section 29, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the North 1/16 corner of Sections 29 and 30, Township 34 South, Range 7 East of the Willamette Meridian; thence Northerly along the West section line of Section 29 to a point at the intersection of the Southerly right of way line of Highway 422; thence Northeasterly along the Southerly right of way line of said Highway 422 to a point at the intersection with a line running parallel to and 330.00 feet from the West section line of Section 29; thence Southerly and parallel to and 330.0 feet from the West section line of Section 29 to a point at the intersection of the South line of the NW1/4 NW1/4 of Section 29; thence Westerly 330.00 feet along the South line of the NW1/4 NW1/4 of Section 29 to the point of beginning.

Tax Account No:

Key No: