

2013-004053

Klamath County, Oregon



00134370201300040530030033

04/17/2013 09:03:11 AM

Fee: \$47.00

After recording return to:  
MH JUDICIAL FORECLOSURE DEPT.  
920 SW 3rd Ave, 1st Floor  
Portland, OR 97204  
Phone: (855) 809-3977  
Fax: (971) 201-3202

**NOTICE OF PENDENCY OF AN ACTION**

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

FANNIE MAE ("FEDERAL NATIONAL  
MORTGAGE ASSOCIATION")

Plaintiff,

vs.

BARBARA MOUSER, INDIVIDUALLY AND AS  
SUCCESSOR IN INTEREST TO KEITH MOUSER,  
DECEASED; OCCUPANTS OF THE PROPERTY  
AT 3841 HOPE STREET, KLAMATH FALLS, OR  
97603; OCCUPANTS OF THE PROPERTY AT  
3843 HOPE STREET, KLAMATH FALLS, OR  
97603;

Defendants.

Case No.: 1300978 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.
- 3) The object of the action is to foreclose a mortgage Deed of Trust. The Deed of Trust was recorded on 4/4/2008 with the Clerk of Klamath County Deeds and Records under Instrument No. 2008-004987.

- 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 "1"

APN: R552752

Commonly Known As: 3841-3843 Hope Street, Klamath Falls, OR 97603

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 2-25-13

McCarthy & Holthus, LLP



☐ Casey Pence, OSB # 975271

☐ Russell Whittaker, OSB #115540

☐ Erica Day, OSB# 113653

☐ Angela M. Michael, OSB# 102929

☐ Robert B. Hakari, OSB# 114082

☐ Amber Norling, OSB# 094593

☒ Carrie A. Majors-Staab, OSB# 980785  
Of Attorneys for Plaintiff

State of OREGON  
County of MULTNOMAH

This instrument was acknowledged before me on Feb 25, 2013

by Carrie Majors-Staab as Agent of Plaintiff  
Suzy Ann Horvath  
Notary Public - State of Oregon  
My commission expires: 5/24/15



**Exhibit A**

**A parcel of land located in PERRY'S ADDITION TO LLOYD'S TRACTS in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**Beginning at the Southwest corner of Lot 40 of Perry's Addition to Lloyd's Tracts; thence North 89° 43' East 140.96 feet; thence South 0° 07' East 113.75 feet; thence South 89° 42' West 140.5 feet; thence North 0° 21' West 113.74 feet to the point of beginning.**

**CODE 041 MAP 3909-011CA TL 00300 KEY #552752**