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2013-006062

Klamath County, Oregon



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05/29/2013 03:46:43 PM

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RETURN TO:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

NOTICE OF PENDENCY OF AN ACTION

Pursuant to ORS 93.740, the undersigned states:

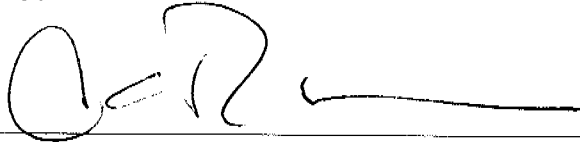
1. Plaintiff SHERI LYNN WEGNER has filed an action in the Circuit Court for Klamath County, State of Oregon;
2. The Defendants are JACKIE WAYNE WEGNER, JR., Deceased; TRISHA WEGNER, kna Trisha Moore; MATTHEW WAYNE WEGNER and MICHAEL RAE WEGNER;
3. The object of the action is: Strict Foreclosure of Land Sale Contract;
4. The case number assigned to the action is 1301904CV;
5. The description of the real property to be affected is:

A tract of land situated in Section 17, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of the Keno-Worden Highway, more particularly described as follows:

Commencing at the point of beginning of Parcel No. 12 conveyed to O'Connor Livestock Company, an Oregon corporation, by deed recorded in Volume 298 Page 299 (Said parcel No. 12 being described at pages 301 and 302 of deed record) and described therein as being on the West line of the SE1/4 NW1/4 of said Section 17, distant 927.00 feet from the Southeast corner of the NW1/4 NW1/4 of said Section 17; thence, East along the North boundary of said Parcel No. 12 a distance of 534.0 feet to the most Southeasterly corner of Parcel No. 1 conveyed to Theodore Buckingham and Monniette Buckingham, husband and wife, by deed recorded in Volume 325 Page 460 of Klamath County, Oregon deed records, which said corner is the TRUE POINT OF BEGINNING OF THIS DESCRIPTION; thence continuing East along the North boundary of said Parcel 12 to the Westerly right of way boundary line of the Keno-Worden Highway; thence, Northerly along said Westerly right of way boundary line of the Keno-Worden Highway to its intersection with the South Boundary line of the tract of land containing the Calmes Family House and approximately 4.4 acres upon which it is situated as shown in map of survey made by Julian Ager, registered Oregon Land Surveyor, for Tom Calmes, dated November 20, 1965 and filed in the office of the Klamath County Survey on February 23, 1966 as Survey No. 1080, being described therein as a tract of real property adjacent to that tract of land recorded in Volume 350 Page 490, deed records of Klamath County, Oregon; thence North 89° 36' 30" West along said South boundary line of said Calmes Family House Tract 306.38 feet to the Southwest corner of said Parcel; thence, North 32° 31' East along the Westerly boundary line of said Calmes Family House Tract 211.48 feet to the Westerly right of way boundary line of the Keno-Worden Highway; thence Northwesterly along said right of way boundary line to the boundary line of said Parcel No. 1 recorded in Volume 325 Page 460 of Klamath County deed records; thence South 19° 22' West along said boundary line of said Parcel No. 1 a distance of

619.64 feet, more or less, to its intersection with the North boundary line of said Parcel No. 12 and the True Point of beginning of this description

Dated this 23 day of May, 2013.

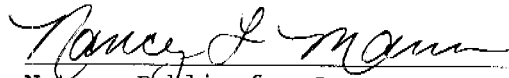


Andrew C. Brandsness, OSB #831597
Of Attorneys for Plaintiff

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 23 day of May, 2013 the above-named Andrew C. Brandsness and acknowledged the foregoing instrument to be his voluntary act and deed.




Notary Public for Oregon
My Commission expires: 11-1-15