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PITE DUNCAN, LLP  
621 SW Morrison Street, Suite 425  
Portland, OR 97205

550-000640

2013-006357

Klamath County, Oregon



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06/06/2013 10:02:42 AM

Fee: \$47.00

## NOTICE OF PENDENCY OF ACTION

NATIONSTAR MORTGAGE LLC, ITS SUCCESSORS  
AND/OR ASSIGNS,

**Plaintiff,**

v.

SHARON R. SCHIPPER; AND ALL OTHER PERSONS  
OR PARTIES UNKNOWN CLAIMING ANY RIGHT,  
TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY  
COMMONLY KNOWN AS 6200 HILYARD AVE,  
KLAMATH FALLS, OR 97603,

**Defendants.**

Case No. 1302067CV

PURSUANT TO ORS 93.740 NOTICE IS HEREBY GIVEN:

1. An action has been commenced in the Circuit Court of the State of Oregon, in and for the County of Klamath, by the above-named Plaintiff against the above named Defendants.
2. The purpose of the action is for judicial foreclosure of a deed of trust, which was recorded on October 15, 2009, in the official records of Klamath County as instrument number 2009-013433 ("Deed of Trust").

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3. The Deed of Trust encumbers the real property commonly known as 6200 Hilyard Ave., Klamath Falls, OR 97603 ("Subject Property"), and legally described in **Exhibit 1** attached hereto.

Dated: 5/17/13

By: 

Eric Tsai, OSB #121848  
(619) 326-2412  
(858) 412-2799 (Facsimile)  
etsai@piteduncan.com

Trial Attorney  
Not designated at this time

Rochelle L. Stanford, OSB #062444  
(619) 326-2404  
(858) 412-2608 (Facsimile)  
rstanford@piteduncan.com

Pite Duncan, LLP  
621 SW Morrison Street, Suite 425  
Portland, OR 97205

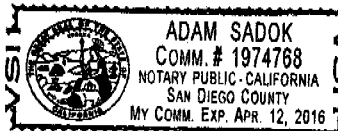
Of Attorneys for Plaintiff

STATE OF CA  
COUNTY OF San Diego

On MAY 17 2013 before me, Adam Sadok, a  
Notary Public, personally appeared Eric Tsai, who proved to me on  
the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon  
behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY  
under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (seal)  
Notary Public  
My Commission Expires:



**LEGAL DESCRIPTION**

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Klamath, STATE OF Oregon, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE NW1/4 OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 12, SAID TOWNSHIP AND RANGE; THENCE NORTH 87°46' EAST 1336.5 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 87°46' EAST 23.1 FEET TO A POINT; THENCE SOUTH 89°53' EAST 126.9 FEET TO A POINT; THENCE SOUTH 0°13' EAST 205.73 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF PARCEL CONVEYED TO TUBACH, VOLUME M67, PAGE 2775, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON; THENCE SOUTH 89°47' WEST ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 120.0 FEET TO THE EAST RIGHT OF WAY LINE OF PATTERSON STREET; THENCE CONTINUING SOUTH 89°47' WEST TO A POINT IN THE CENTER LINE OF PATTERSON STREET; THENCE NORTH 0°13' WEST ALONG THE CENTER LINE OF PATTERSON STREET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF PATTERSON STREET AND HILYARD AVENUE IN VALLEY VIEW ADDITION, DEDICATED FOR STREET PURPOSES.

Parcel ID: 3909 012BA 00400

Commonly known as 6200 Hilyard Ave, Klamath Falls, OR 97603  
However, by showing this address no additional coverage is provided