

2013-007069

Klamath County, Oregon



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06/21/2013 09:40:40 AM

Fee: \$47.00

**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. 13-112248

Recording requested by: Same

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COUNTY RECORDING OFFICE

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

Notice of Pendency of Action

Nationstar Mortgage LLC v. John L. Galbreath; et al

Klamath County Circuit Court Case #: 13022940C

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

Nationstar Mortgage LLC

Nationstar Mortgage, LLC

350 Highland Dr.

Lewisville, Texas 75067

Shapiro & Sutherland, LLC

Attorneys for Nationstar Mortgage LLC

1499 SE Tech Center Place, Suite 255

Vancouver, WA 98683

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

Jackie E. Galbreath, 5693 Wocus Road, Klamath Falls, OR 97601

John L. Galbreath, 5693 Wocus Road, Klamath Falls, OR 97601

Occupants/ Unknown Parties, 5693 Wocus Road, Klamath Falls, OR 97601

State of Oregon, c/o Attorney General, 1162 Court Street NE, Salem, OR 97301

**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  
CORRECT \_\_\_\_\_ PREVIOUSLY RECORDED IN BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_,  
OR AS FEE NUMBER \_\_\_\_\_."**

AFTER RECORDING RETURN TO:  
SHAPIRO & SUTHERLAND, LLC  
1499 SE Tech Center Place, Suite 255  
Vancouver, WA 98683  
S&S No: 13-112248

### **NOTICE OF PENDENCY OF AN ACTION**

Pursuant to ORS 93.740, the undersigned states:

1. Nationstar Mortgage LLC, As Plaintiff, has filed an action in the Circuit Court for Klamath County, State of Oregon.
2. The Defendants are: John L. Galbreath; Jackie E. Galbreath; State of Oregon; 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:

#### **PARCEL 1:**

A tract of land situated in the N/E1/4 of the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian; thence North 89 degrees 49' West a distance of 214.60 feet; thence South 100.28 feet; thence South 89 degrees 49' East a distance of 219.875 feet to the North-South center line of said Section 7; thence North 100.28 feet to the point of beginning.

#### **PARCEL 2:**

A tract of land situated in the NE1/4 of the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point North 89 degrees 49' West a distance of 214.60 feet from the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian; thence North 89 degrees 49' West a distance of 214.6 feet along the quarter section line to a point on the Easterly right of way of the Dalles-California Highway; thence South 6 degrees 2' West along the said right of way line 100.8 feet; thence South 89 degrees 49' East 219.875 feet to a point which is 219.875 feet West of the North-South center line of said Section 7; thence North 100.28 feet to the point of beginning.

4. The object of the action is to foreclose a Deed of Trust dated April 17, 2002, recorded April 23, 2002 in Book M02, Page 24069 in Klamath County, Oregon.

Dated this 12<sup>th</sup> day of June, 2013

By:

James A. Craft #090146 [jcraft@logs.com]  
 Kelly D. Sutherland #87357 [ksutherland@logs.com]  
 Cara J. Richter #094855 [crichter@logs.com]  
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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

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ss  
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Clark County

June The foregoing 7 page instrument was acknowledged before me this 12<sup>th</sup> day of  
2013, by Kara Cogswell, Attorney for Plaintiff

Karrey L. Komp  
Notary Public of Washington  
My Commission Expires: 3-19-2015

