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2013-007508

Klamath County, Oregon

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AFTER RECORDING RETURN TO:

RCO LEGAL, P.C.
511 SW 10TH AVE., STE. 400
PORTLAND, OR 97205-3623
Ref: 7042.51012

Document Title:
NOTICE OF LIS PENDENS

Reference Number(s) of Documents assigned or released:
Deed of Trust Recording No. 2006-024284

Plaintiff:
GMAC MORTGAGE, LLC

Defendant:
JEREMY D. BENJAMIN AKA JEREMY DANIEL BENJAMIN; TONI J. BENJAMIN AKA
TONI JEANETTE BENJAMIN; AND OCCUPANTS OF THE PREMISES

Legal Description as follows:

Parcel 1:

A portion of the N 1/2 of NE 1/4 of Section 25, Township 39 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 on the North right of way line of the County Road which lies South 89°33' West a distance of 1676.3 feet and North 0°27' West a distance of 30 feet from the iron axle which marks the Southeast corner of the NE 1/4 of the NE 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, and running thence South 89°33' West along the Northerly right of way line of the

F.
62.-

1 County Road a distance of 79 feet to a point; thence North 0°27' West a distance of 276.3 feet to a
2 point; thence North 89°33' East a distance of 79 feet to a point; thence South 0°27' East a distance
3 of
4 276.3 feet more or less to the point of beginning.

5 Parcel 2:

6 A portion of the N 1/2 of the NE 1/4 of Section 25, Township 39 South, Range 9 East of the
7 Willamette
8 Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:
9 Beginning at a point on the North right of way line of the County Road which lies South 89°33'
10 West a
11 distance of 1755.3 feet and North 0°27' West a distance of 30 feet from the iron axle which marks
12 the
13 Southeast corner of the NE 1/4 of the NE 1/4 of Section 25, Township 39 South, Range 9 East of
14 the
15 Willamette Meridian, and running thence South 89°33' West along the Northerly right of way line
16 of the
17 County Road a distance of 79 feet to a point; thence North 0°27' West a distance of 276.3 feet to a
18 point; thence North 89°33' East a distance of 79 feet to a point; thence South 0°27' East a distance
19 of
20 276.3 feet, more or less to the point of beginning.

21 Parcel 3:

22 All that portion of the NW 1/4 of the NE 1/4 of Section 25, Township 39 South, Range 9 East of
23 the
24 Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as
25 follows:
26 Beginning at a point which lies South 89°33' West a distance of 1676.3 feet and North 0°27' West
306.3
feet from the iron axle which marks the Southeast corner of the NE 1/4 NE 1/4 of said Section 25;
thence
South 89° 33' West 158 feet; thence North 0° 27' West 276.3 feet; thence North 89° 33' East 158
feet;
thence South 0° 27' East 276.3 feet to the point of beginning.

Assessor's Property Tax Parcel/Account Number:
R584022 AND R584004

1 GMAC MORTGAGE, LLC, its successors in
2 interest and/or assigns,

3 Plaintiff,

4 v.

5 JEREMY D. BENJAMIN AKA JEREMY
6 DANIEL BENJAMIN; TONI J. BENJAMIN
7 AKA TONI JEANETTE BENJAMIN; AND
8 OCCUPANTS OF THE PREMISES,

9 Defendants.

Case No. 1204573CV

NOTICE OF LIS PENDENS

10 Pursuant to ORS 93.740, the undersigned states:

11 1.

12 As Plaintiff, GMAC Mortgage, LLC, has filed an action in the Circuit Court for Klamath
13 County, State of Oregon;

14 2.

15 The defendants are Jeremy D. Benjamin aka Jeremy Daniel Benjamin; Toni J. Benjamin
16 aka Toni Jeanette Benjamin; and Occupants of the premises described in the complaint herein;

17 3.

18 The object of the action is Complaint for Deed of Trust Foreclosure;

19 4.

20 The real property that will be affected by the action is described as:
21
22
23
24
25
26

Parcel 1:

A portion of the N 1/2 of NE 1/4 of Section 25, Township 39 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 on the North right of way line of the County Road which lies South 89°33' West a distance of 1676.3 feet and North 0°27' West a distance of 30 feet from the iron axle which marks the Southeast corner of the NE 1/4 of the NE 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, and running thence South 89°33' West along the Northerly right of way line of the County Road a distance of 79 feet to a point; thence North 0°27' West a distance of 276.3 feet to a point; thence North 89°33' East a distance of 79 feet to a point; thence South 0°27' East a distance of 276.3 feet more or less to the point of beginning.

Parcel 2:

A portion of the N 1/2 of the NE 1/4 of Section 25, Township 39 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 on the North right of way line of the County Road which lies South 89°33' West a distance of 1755.3 feet and North 0°27' West a distance of 30 feet from the iron axle which marks the Southeast corner of the NE 1/4 of the NE 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, and running thence South 89°33' West along the Northerly right of way line of the County Road a distance of 79 feet to a point; thence North 0°27' West a distance of 276.3 feet to a point; thence North 89°33' East a distance of 79 feet to a point; thence South 0°27' East a distance of 276.3 feet, more or less to the point of beginning.

Parcel 3:

All that portion of the NW 1/4 of the NE 1/4 of Section 25, Township 39 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 which lies South 89°33' West a distance of 1676.3 feet and North 0°27' West 306.3 feet from the iron axle which marks the Southeast corner of the NE

1 1/4 NE 1/4 of said Section 25; thence
2 South 89° 33' West 158 feet; thence North 0° 27' West 276.3 feet;
3 thence North 89° 33' East 158 feet;
4 thence South 0° 27' East 276.3 feet to the point of beginning.

5 and is more commonly known as 6821 Henley Road, Klamath Falls, Oregon 97603.

6 DATED this 26th day of June, 2013.

7 RCO LEGAL, P.C.

8 By [Signature]

☐ Stephanie Schilling, OSB #104942

sschilling@rcolegal.com

☐ Michael Botthof, OSB #113337

mbothof@rcolegal.com

☒ Krista S. Stearns, OSB #125615

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Attorneys for Plaintiff

511 SW 10th Ave., Ste. 400

Portland, OR 97205

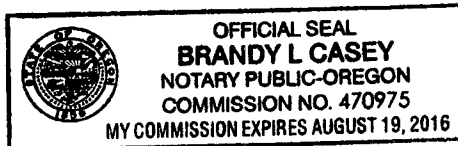
P: (503) 977-7840 F: (503) 977-7963

13 STATE OF OREGON _____)

14 _____) ss.

15 COUNTY OF MULTNOMAH _____)

16 The foregoing instrument was signed and sworn(or affirmed) before me on this 26th
17 day of June, 2013, by Krista S. Stearns.



Brandy L. Casey
NOTARY PUBLIC for Oregon
Multnomah County
My commission expires: 8/19/16