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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: 56582

Document Title:
NOTICE OF LIS PENDENS

Reference Number(s) of Documents assigned or released:
Deed of Trust Recording No. 2010-00511

Plaintiff:
WELLS FARGO BANK, N.A.

Defendant:
FREDRIC L. FREDELL, UNITED STATES OF AMERICA, AND OCCUPANTS OF THE PREMISES

Legal Description as follows:
LOT 5 IN BLOCK 7 OF WOODLAND PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON-FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, TOGETHER WITH AN UNDIVIDED 1/88TH INTEREST IN THE FOLLOWING DESCRIBED LAND, TWO PARCELS SITUATE IN LOTS 1 AND 2, SECTION 15, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 15, TOWNSHIP 34 SOUTH RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, AN RUNNING; THENCE ALONG THE NORTH LINE OF SAID SECTION, NORTH 89° 42' 15" EAST 400 FEET; THENCE SOUTH 62.42 FEET; THENCE SOUTH 46° 57' 20" WEST 408.82 FEET TO THE NORTHEASTERLY BANK OF THE WILLIAMSON RIVER; THENCE FOLLOWING SAID RIVER BANK NORTH 37° 53' 20" WEST 136.90 FEET; THENCE NORTH 16° 33' WEST

NOTICE OF LIS PENDENS - 1

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1 60.98 FEET TO THE WEST LINE OF SECTION 15' THENCE NORTHERLY ON SAID
2 SECTION LINE 172.92 FEET TO THE POINT OF BEGINNING.

3 **PARCEL B:**

4 BEGINNING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 34 SOUTH,
5 RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING; THENCE NORTH
6 89° 42' 15" EAST 400.0 FEET ALONG THE NORTH LINE OF SAID SECTION 15; THENCE
7 SOUTH 62.42 FEET; THENCE SOUTH 50° 43' 50" EAST 453.16 FEET; THENCE SOUTH 76°
8 17' 30" EAST 886.79 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
9 THENCE SOUTH 35° 56' 30" WEST 446.55 FEET TO A POINT ON THE NORTHEASTERLY
10 BANK OF THE WILLIAMSON RIVER; THENCE SOUTH 45° 32' 20" EAST 84.00 FEET;
11 THENCE NORTH 44° 52' 10" EAST 411.52 FEET; THENCE NORTH 34° 25' 40" WEST 156.01
12 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

13 **Assessor's Property Tax Parcel/Account Number:**

14 ~~R191125~~

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6 IN THE CIRCUIT COURT FOR THE STATE OF OREGON
7 IN AND FOR THE COUNTY OF KLAMATH
8

9 ~~WELLS FARGO BANK, N.A.~~, its successors in
10 interest and/or assigns,

11 Plaintiff,

12 v.

13 FREDRIC L. FREDELL; UNITED STATES OF
14 AMERICA; AND OCCUPANTS OF THE
15 PREMISES,

16 Defendants.

Case No. 1300849CV

NOTICE OF LIS PENDENS

17 Pursuant to ORS 93.740, the undersigned states:

18 1.

19 As Plaintiff, Wells Fargo Bank, N.A., has filed an action in the Circuit Court for Klamath
20 County, State of Oregon;

21 2.

22 The defendants are Fredric L. Fredell, United States Of America, and Occupants Of The
23 Premises, described in the complaint herein;

24 3.

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

26 //

NOTICE OF LIS PENDENS - 3

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The real property that will be affected by the action is described as:

LOT 5 IN BLOCK 7 OF WOODLAND PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, TOGETHER WITH AN UNDIVIDED 1/88TH INTEREST IN THE FOLLOWING DESCRIBED LAND, TWO PARCELS SITUATE IN LOTS 1 AND 2, SECTION 15, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PARCEL B:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING; THENCE NORTH 89° 42' 15" EAST 400.0 FEET ALONG THE NORTH LINE OF SAID SECTION 15; THENCE SOUTH 62.42 FEET; THENCE SOUTH 50° 43' 50" EAST 453.16 FEET; THENCE SOUTH 76° 17' 30" EAST 886.79 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 35° 56' 30" WEST 446.55 FEET TO A POINT ON THE NORTHEASTERLY BANK OF THE WILLAMSON RIVER; THENCE SOUTH 45° 32' 20" EAST 84.00 FEET; THENCE NORTH 44° 52' 10" EAST 411.52 FEET; THENCE NORTH 34° 25' 40" WEST 156.01 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

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1 and is more commonly known as 581 CAMP DR, CHILOQUIN, Oregon 97624.

2 DATED this 29th day of May, 2013.

3 RCO LEGAL, P.C.

4 By [Signature]
5 ☒ Stephanie Schilling, OSB #104942
6 sschilling@rcolegal.com
7 Attorneys for Plaintiff
8 511 SW 10th Ave., Ste. 400
9 Portland, OR 97205
P: (503) 977-7840 F: (503) 977-7963

10 STATE OF OREGON)
11) ss.
12 COUNTY OF MULTNOMAH)

13 The foregoing instrument was signed and sworn (or affirmed) before me on this 29
14 day of May, 2013, by Stephanie Schilling

15 [Signature]
16 NOTARY PUBLIC for Oregon
17 Multnomah County
18 My commission expires: 2-3-16

