

2013-008238

Klamath County, Oregon



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07/19/2013 02:24:36 PM

Fee: \$57.00

RECORDING COVER SHEET

(Per ORS 205.234 or ORS 205.244)

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any errors in this cover sheet do not effect the transaction (s) contained in the instrument itself

This space reserved for use by the County Recording Office

After recording return to:

Robinson Tait, P.S.
710 2nd Avenue, Suite 710
Seattle, WA 98104
(206) 676-9640

~~Returned @ County~~
ABC Legal

1. Title(s) of Transaction(s) ORS 205.234(a) NOTICE OF PENDENCY OF ACTION
2. Direct Parties ORS 205.125(1)(a) and ORS 205.160

Bank of America, N.A.

3. Indirect party/Grantee(s) ORS 205.125(1)(a) and ORS 205.160

Richard J. Zupan
Kim M. Zupan
United States of America, Secretary of Housing and Urban Development
United States of America, Internal Revenue Service
Persons or Parties Unknown in Possession of or Claiming any Right, Title, Lien, or Interest in the Property Described in the Complaint herein

4. Trustee Address: (If required): N/A
5. True and Actual Consideration ORS 93.030 N/A
6. Send Tax Statements to: N/A
7. 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 _____

1
2
3
4
5
6 CIRCUIT COURT OF OREGON FOR KLAMATH COUNTY
7

8 BANK OF AMERICA, N.A.,

9 Plaintiff,

10 v.

NO.

NOTICE OF PENDENCY OF AN ACTION

11 RICHARD J. ZUPAN; KIM M. ZUPAN;
12 UNITED STATES OF AMERICA,
13 SECRETARY OF HOUSING AND URBAN
14 DEVELOPMENT; UNITED STATES OF
15 AMERICA, INTERNAL REVENUE
16 SERVICE; AND PERSONS OR PARTIES
17 UNKNOWN CLAIMING ANY RIGHT,
18 TITLE, LIEN OR INTEREST IN THE
PROPERTY DESCRIBED IN THE
COMPLAINT HEREIN,

Defendant(s)

19 PURSUANT to ORS 93.740 the undersigned states:

20 1. As plaintiff, BANK OF AMERICA, N.A., has filed an action in the Circuit Court of
21 Oregon for Klamath County.

22 2. Defendants are RICHARD J. ZUPAN; KIM M. ZUPAN; UNITED STATES OF
23 AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNITED STATES OF
24 AMERICA, INTERNAL REVENUE SERVICE; AND PERSONS OR PARTIES UNKNOWN
25 CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE PROPERTY DESCRIBED IN
26 THE COMPLAINT HEREIN.
27
28

3. The object of the action is to foreclose that certain Deed of Trust recorded on August 28, 2008, under Klamath recording number 2008-012099, Oregon.

4. The description of the real property to be affected is:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS **EXHIBIT A**

IN WITNESS WHEREOF, the undersigned has executed this instrument this 11 day of July, 2013.



[☒ Matt Booth, OSB# 082663

Email: mbooth@robinsontait.com

[☐ Zachary Bryant, OSB #113409

Email: zbryant@robinsontait.com

[☐ Craig Peterson, OSB #120365

Email: cpeterson@robinsontait.com

☒ Brandon Smith, OSB #124584

Email: bsmith@robinsontait.com

Robinson Tait, P.S.

Attorneys for Plaintiff

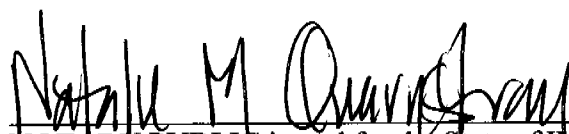
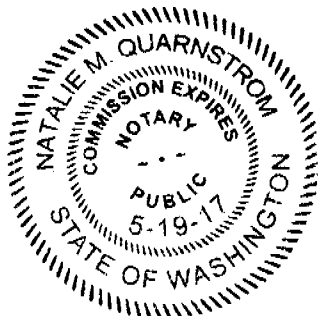
Tel: (206) 676-9640

Fax: (206) 676-9659

State of Washington)

County of King)

The foregoing instrument was acknowledged before me this 11 day of July, 2013 by Brandon Smith.



NOTARY PUBLIC in and for the State of Washington,
residing at Seattle, County of King

Natalie M. Quarnstrom

(printed or typed name)

My appointment expires May 19, 2017

EXHIBIT A

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **KLAMATH**, STATE OF **OREGON**, AND IS DESCRIBED AS FOLLOWS:

A PIECE OR PARCEL OF LAND SITUATE IN THE N1/2SE1/4NW1/4 OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF A 60 FOOT ROADWAY FROM WHICH THE SECTION CORNER COMMON TO SECTIONS 2, 3, 10 AND 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN AND SO MARKED ON THE GROUND BY AND IRON PIN DRIVEN THEREIN, BEARS SOUTH 89°44'1/2" WEST ALONG THE SAID BOUNDARY CENTER LINE 1419.5 FEET TO A POINT IN THE WEST BOUNDARY OF THE SAID SECTION 11, AND NORTH 0°13'1/2" WEST 1662.5 FEET TO SAID SECTION CORNER, AND RUNNING THENCE SOUTH 0°01' EAST 331.45 FEET TO A POINT IN THE SOUTHERLY BOUNDARY OF THE SAID N1/2SE1/4NW1/4 OF SECTION 11; THENCE NORTH 89°42' EAST ALONG SAID BOUNDARY LINE 65.7 FEET; THENCE NORTH 0°01' WEST 331.4 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE CENTER LINE OF THE ABOVE MENTIONED ROADWAY; THENCE SOUTH 89°44'1/2" WEST ALONG SAID ROADWAY CENTER LINE 65.7 FEET, MORE OR LESS, TO THE SAID POINT OF BEGINNING.
