

2013-008378

Klamath County, Oregon



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07/24/2013 10:47:28 AM

Fee: \$52.00

**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. 10-105175

Recording requested by: Same

THIS SPACE RESERVED FOR USE BY  
COUNTY RECORDING OFFICE

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

Notice of Pendency of Action

Beneficial Oregon, Inc. v. Cher L. Dolan; et al

Klamath County Circuit Court Case #: 1302723CV**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**

Beneficial Oregon, Inc.

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

CHER L. DOLAN A/K/A CHER SPADARO; RAY KLEIN, INC., OTHER PERSONS OR PARTIES, including  
OCCUPANTS, UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY  
DESCRIBED IN THE COMPLAINT HEREIN

**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: 10-105175

**NOTICE OF PENDENCY OF AN ACTION**

Pursuant to ORS 93.740, the undersigned states:

1. Beneficial Oregon, Inc., As Plaintiff, has filed an action in the Circuit Court for Klamath County, State of Oregon.

2. The Defendants are: Cher L. Dolan a/k/a Cher Spadaro; Ray Klein, Inc.; 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:

The S1/2 NW1/4 NE1/4, and all that portion of the S1/2 NE1/4 NE1/4 lying West of the Klamath Northern Railroad right of way, in Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, SAVING AND EXCEPTING THEREFROM the North 16 feet of the East 470 feet of that portion of the S1/2 NE1/4 NE1/4 lying West of the Klamath Northern Railroad right of way.

4. The object of the action is to foreclose a Deed of Trust dated June 6, 2006, recorded June 8, 2006 in Book M06, Page 11659 in Klamath County, Oregon.

Dated this 15<sup>th</sup> day of July, 2013

By: [Signature]

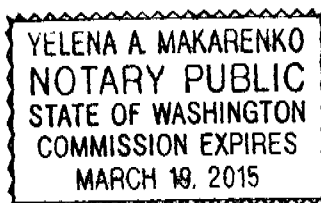
[ ] James A. Craft #090146 [jcraft@logs.com]  
[ ] Kelly D. Sutherland #87357 [ksutherland@logs.com]  
[ ] Cara J. Richter #094855 [crichter@logs.com]  
[ ] Holger Uhl #950143 [huhl@logs.com]  
☒ Kara Cogswell #113566 [kcogswell@logs.com]  
of SHAPIRO & SUTHERLAND, LLC  
Attorneys for Plaintiff,  
1499 SE Tech Center Place, Suite 255  
Vancouver, WA 98683  
(360)260-2253; Fax (360)260-2285

STATE OF WASHINGTON )

)ss

Clark County )

The foregoing 1 page instrument was acknowledged before me this 15<sup>th</sup> day of July 2013, by Kara Cogswell Attorney for Plaintiff



[Signature]  
Notary Public of Washington  
My Commission Expires: 03/19/15

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

A tract of land situate in the N1/2 N1/2 NE1/4 of Section 36, Township 24 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

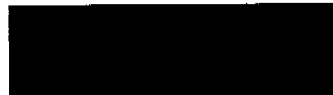
Beginning at a point on the North line of said Section 36 which is West a distance of 210.0 feet from the Northeast corner thereof, said point being the Northwest corner of parcel conveyed to Alvie E. Bishop, et ux, by Deed recorded in Volume 350, page 346, Deed Records of Klamath County, Oregon; thence continuing West along the North line of Section 36 a distance of 1587.5 feet, more or less, to the Northeast corner of tract conveyed to Douglas E. Stumbaugh, et ux, by Deed recorded in Volume M80, page 23349, Microfilm Records of Klamath County, Oregon; thence South, along the East line of last mentioned tract, a distance of 662.17 feet to the South line of the N1/2 N1/2 NE1/4 of said Section 36; thence East along said South line to its intersection with the Westerly line of Tract conveyed to Darlene Tierce and Deanna K. Bidwell by Deed recorded in Volume M83, page 16580, Microfilm Records of Klamath County, Oregon; thence North 39 degrees 37' East along the Westerly line of last mentioned tract a distance of 858.25 feet, more or less, to the point of beginning.

TOGETHER WITH: An easement for roadway purposes and utilities over and across the Northerly 16.00 feet of the NW1/4 and NW1/4 NE1/4 (NW1/4 and NE1/4 NW1/4 by record) of Section 36, Township 24 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon, and also together with an easement for roadway purposes and utilities over and across the Westerly 16.00 feet of that certain tract of land conveyed to Jan Underwood and recorded in Volume M74, page 10464, Deed Records of Klamath County, Oregon.

**PARCEL 2:**

The S1/2 NW1/4 NE1/4, and all that portion of the S1/2 NE1/4 NE1/4 lying West of the Klamath Northern Railroad right of way, in Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, SAVING AND EXCEPTING THEREFROM the North 16 feet of the East 470 feet of that portion of the S1/2 NE1/4 NE1/4 lying West of the Klamath Northern Railroad right of way.

Tax Account No:  
Tax Account No:



Key No:  
Key No:

