

2013-008560
Klamath County, Oregon



07/29/2013 03:51:50 PM

Fee: \$52.00

After Recording Return To:
MALCOLM ♦ CISNEROS, A Law Corporation
2112 Business Center Drive, Second Floor
Irvine, California 92612

Mail Tax Statement to:
MALCOLM ♦ CISNEROS, A Law Corporation
2112 Business Center Drive, Second Floor
Irvine, California 92612
Consideration: \$184,312.91

**IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF KLAMATH**

BANK OF AMERICA, N.A.,

Plaintiff,

vs.

KRISTEN A. KELLER, an individual;
KROSBY S. KELLER, an individual;
CARTER-JONES COLLECTION SERVICE,
INC., aka CARTER JONES COLLECTION
SERVICES, an Oregon corporation; and all
other persons or parties unknown claiming
any legal or equitable right, title, estate, lien,
or interest in the real property described in the
complaint herein, adverse to Plaintiff's title,
or any cloud on Plaintiff's title to the
Property, collectively designated as DOES 1
through 50, inclusive.

Defendants.

CASE NUMBER: 13029220V

NOTICE OF PENDENCY OF AN ACTION

NOTICE IS HEREBY GIVEN that, pursuant to ORS 93.740, the undersigned states that
the above-entitled action concerning and affecting real property as described below was commenced
in the above-named Court by BANK OF AMERICA, N.A., against KRISTEN A. KELLER,

1 KROSBY S. KELLER, and CARTER-JONES COLLECTION SERVICE, INC., aka CARTER
2 JONES COLLECTION SERVICES. The action is now pending in the above-named Court.

3 The action affects title to the real property situated in Klamath County, Oregon, commonly
4 known as 4300 CARLON WAY, KLAMATH FALLS, OREGON 97603, (Parcel No. 3909-014BC-
5 04200-000), and legally described as follows:

6 **SEE EXHIBIT 1**

7 Plaintiff's Complaint seeks judicial foreclosure of the written Note dated March 4, 2009,
8 secured by a Deed of Trust of same date and recorded in Official Records of the Klamath County
9 Recorder's Office on March 12, 2009, as Recording Number 2009-003543.

10 DATED: June 19, 2013

Respectfully Submitted,
MALCOLM ♦ CISNEROS, A Law Corporation

11 By: _____

☒ Nathan F. Smith, OSB #120112

☐ Richard J. Bayless, OSB #101826

Attorneys for Plaintiff

MALCOLM ♦ CISNEROS, A Law Corporation

2112 Business Center Drive, Second Floor

Irvine, California 92612

(949) 252-9400 (TELEPHONE)

(949) 252-1032 (FAX)

19 State of California)

) ss

20 County of Orange)

21 Subscribed and Sworn (or affirmed) to before me on this 22nd day of JULY, 2013
22 by NATHAN F. SMITH who is personally known to me.

23 By: _____

TABITHA OJALA

NOTARY PUBLIC in and for the State of California

My appointment expires on NOV. 6, 2015

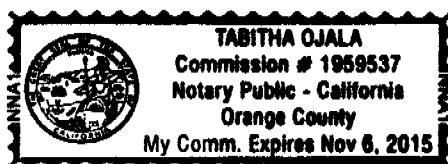


EXHIBIT 1

A portion of Lots 25, 26 and 27, SUMMER HEIGHTS, a platted subdivision, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is North 90 feet and East 5 feet from the Southwest corner of Lot 26, Summers Heights; thence North on a line which is parallel to and 5.0 feet East from the West line of Lot 26 a distance of 185.6 feet, more or less, to the Southerly right of way of the U.S.R.S. A-3 Lateral; thence North $76^{\circ}18'$ East a distance of 82.7 feet, more or less, to its intersection with the East line of Lot 26 extended; thence South along said East line extended to a point which is 15.0 feet North of the Northeast corner of Lot 26; thence East along a line parallel to and 27.0 feet North of the North line of Lots 25 and 24 a distance of 160 feet to the West line of Hilldale Street; thence South along said West line a distance of 27.0 feet to the Northeast corner of Lot 24; thence West along the North lines of Lots 24 and 25 a distance of 99.8 feet to a point; thence South parallel to the East line of Lot 25, a distance of 44.7 feet to a point; thence West parallel to the South line of Lots 25 and 26 a distance of 140.2 feet, more or less, to the point of beginning.