

mtc 94296

**AFTER RECORDING RETURN TO:**

RCO LEGAL, P.C.  
511 SW 10<sup>TH</sup> AVE., STE. 400  
PORTLAND, OR 97205-3623  
Ref: 7023.58427



**2013-008701**

Klamath County, Oregon

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**Document Title:**

NOTICE OF LIS PENDENS

**Reference Number(s) of Documents assigned or released:**

Deed of Trust Recording No. 2006-022897

**Plaintiff:**

WELLS FARGO BANK, NA

**Defendants:**

JAMES M. PATRIDGE; MARCY M. PATRIDGE; AND OCCUPANTS OF THE PREMISES

**Legal Description as follows:**

A PARCEL OF LAND SITUATED IN THE SECTION 25, TOWNSHIP 24 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE SOUTH 00°07'03" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 100 FEET; THENCE CONTINUING SOUTH 00°07'03" WEST ALONG SAID WEST QUARTER SECTION LINE 177.74 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID WEST QUARTER SECTION LINE EAST 510.11 FEET TO THE WEST BOUNDARY OF RIVER WEST, A DULY RECORDED SUBDIVISION IN KLAMATH COUNTY, OREGON; THENCE SOUTH ALONG SAID WESTERLY SUBDIVISION BOUNDARY 177.74 FEET; THENCE WEST 510.11 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER 177.74 FEET TO THE POINT OF BEGINNING. RESERVING AN EASEMENT 15 FEET ALONG THE NORTH BOUNDARY LINE FOR ROADWAY PURPOSES. TOGETHER WITH A 15 FOOT EASEMENT FOR ROADWAY PURPOSES ALONG THE SOUTH BOUNDARY LINE OF THE FOLLOWING DESCRIBED PROPERTY: A PARCEL OF LAND SITUATED IN SECTION 25, TOWNSHIP 24 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE SOUTH 00°07'03" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER 100 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING SOUTH 00°07'03" WEST ALONG SAID WEST QUARTER SECTION LINE 177.74 FEET; THENCE LEAVING SAID WEST QUARTER SECTION LINE EAST 510.11 FEET TO THE WESTERLY BOUNDARY OF RIVER WEST, A DULY RECORDED SUBDIVISION IN SAID KLAMATH COUNTY; THENCE NORTH ALONG SAID WESTERLY SUBDIVISION BOUNDARY, TO THE NORTHERLY RIGHT OF WAY LINE OF ELK DRIVE; THENCE WEST 20 FEET; THENCE NORTH 141.94 FEET TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 1 OF SAID RIVER WEST; THENCE SOUTH 89°41'19" WEST 489.04 FEET TO THE POINT OF BEGINNING.

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

R696508

47Amt

1 WELLS FARGO BANK, NA, its successors in  
2 interest and/or assigns,

3 Plaintiff,

4 v.

5 JAMES M. PATRIDGE; MARCY M.  
6 PATRIDGE; AND OCCUPANTS OF THE  
7 PREMISES,

8 Defendants.

Case No. 1302798CV

NOTICE OF LIS PENDENS

9 Pursuant to ORS 93.740, the undersigned states:

10 1.

11 As Plaintiff, Wells Fargo Bank, NA, has filed an action in the Circuit Court for Klamath  
12 County, State of Oregon;

13 2.

14 The defendants are James M. Patridge; Marcy M. Patridge; and Occupants of the  
15 Premises described in the complaint herein;

16 3.

17 The object of the action is a Deed of Trust Foreclosure;

18 4.

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

20 A PARCEL OF LAND SITUATED IN THE SECTION 25,  
21 TOWNSHIP 24 SOUTH, RANGE 8 EAST OF THE  
22 WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON,  
23 MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
24 COMMENCING AT THE NORTHWEST CORNER OF THE  
25 SOUTHEAST QUARTER OF SAID SECTION 25; THENCE  
26 SOUTH 00°07'03" WEST ALONG THE WEST LINE OF SAID  
SOUTHEAST QUARTER, 100 FEET; THENCE CONTINUING  
SOUTH 00°07'03" WEST ALONG SAID WEST QUARTER  
SECTION LINE 177.74 FEET TO THE POINT OF BEGINNING;  
THENCE LEAVING SAID WEST QUARTER SECTION LINE  
EAST 510.11 FEET TO THE WEST BOUNDARY OF RIVER  
WEST, A DULY RECORDED SUBDIVISION IN KLAMATH

COUNTY, OREGON; THENCE SOUTH ALONG SAID  
WESTERLY SUBDIVISION BOUNDARY 177.74 FEET;  
THENCE WEST 510.11 FEET TO THE WEST LINE OF SAID  
SOUTHEAST QUARTER; THENCE NORTH ALONG THE  
WEST LINE OF THE SOUTHEAST QUARTER 177.74 FEET TO  
THE POINT OF BEGINNING. RESERVING AN EASEMENT 15  
FEET ALONG THE NORTH BOUNDARY LINE FOR  
ROADWAY PURPOSES. TOGETHER WITH A 15 FOOT  
EASEMENT FOR ROADWAY PURPOSES ALONG THE  
SOUTH BOUNDARY LINE OF THE FOLLOWING DESCRIBED  
PROPERTY: A PARCEL OF LAND SITUATED IN SECTION 25,  
TOWNSHIP 24 SOUTH, RANGE 8 EAST OF THE  
WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON,  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF THE  
~~SOUTHEAST QUARTER OF SAID SECTION 25; THENCE~~  
SOUTH 00°07'03" WEST ALONG THE WEST LINE OF SAID  
SOUTHEAST QUARTER 100 FEET TO THE POINT OF  
BEGINNING FOR THIS DESCRIPTION; THENCE  
CONTINUING SOUTH 00°07'03" WEST ALONG SAID WEST  
QUARTER SECTION LINE 177.74 FEET; THENCE LEAVING  
SAID WEST QUARTER SECTION LINE EAST 510.11 FEET TO  
THE WESTERLY BOUNDARY OF RIVER WEST, A DULY  
RECORDED SUBDIVISION IN SAID KLAMATH COUNTY;  
THENCE NORTH ALONG SAID WESTERLY SUBDIVISION  
BOUNDARY, TO THE NORTHERLY RIGHT OF WAY LINE OF  
ELK DRIVE; THENCE WEST 20 FEET; THENCE NORTH  
141.94 FEET TO THE NORTHWEST CORNER OF LOT 1 IN  
BLOCK 1 OF SAID RIVER WEST; THENCE SOUTH 89°41'19"  
WEST 489.04 FEET TO THE POINT OF BEGINNING.

and is more commonly known as 136760 Salmon Drive, Crescent, Oregon 97733.

DATED this 16<sup>th</sup> day of July, 2013.

RCO LEGAL, P.C.

By Kyndre A. Lundquist

Kyndre A. Lundquist, OSB # 123774

Attorney for the Plaintiff

511 SW 10<sup>th</sup> Ave., Ste. 400

Portland, OR 97205

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

STATE OF OREGON )

) ss.

COUNTY OF MULTNOMAH )

The foregoing instrument was signed and sworn (or affirmed) before me on this 16<sup>th</sup>  
day of July, 2013, by Kyndre A. Lundquist, Attorney, RCO Legal, P.C.



Janelle D Keithley  
NOTARY PUBLIC for Oregon

Multnomah County

My commission expires: March 10, 2014

NOTICE OF LIS PENDENS - 3

7023.58427

RCO  
LEGAL, P.C.

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