

2013-008872

Klamath County, Oregon



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Fee: \$47.00

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. 13-111622

Recording requested by: Same

THIS SPACE RESERVED FOR USE BY THE
COUNTY RECORDING OFFICE

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

☒ Notice of Pendency of Action

Champion Mortgage Company v. Debbie Thomas, Daughter of David Lee Thomas, individually and as Constructive Trustee of the Estate of David Thomas; et al

Klamath County Circuit Court Case #: 1302946 CV

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Champion Mortgage Company

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

DEBBIE THOMAS, DAUGHTER OF DAVID LEE THOMAS, INDIVIDUALLY AND AS CONSTRUCTIVE TRUSTEE OF THE ESTATE OF DAVID THOMAS; MATTHEW THOMAS, SON OF DAVID LEE THOMAS; KAREN THOMAS, DAUGHTER OF DAVID LEE THOMAS; AMERICAN EXPRESS CENTURION BANK; STATE FARM BANK, F.S.B.; UNITED STATES OF AMERICA; UNKNOWN HEIRS OF DAVID LEE THOMAS, 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: 13-111622

NOTICE OF PENDENCY OF AN ACTION

Pursuant to ORS 93.740, the undersigned states:

1. Champion Mortgage Company, As Plaintiff, has filed an action in the Circuit Court for Klamath County, State of Oregon.

2. The Defendants are: Debbie Thomas, Daughter of David Lee Thomas, individually and as Constructive Trustee of the Estate of David Thomas; Matthew Thomas, Son of David Lee Thomas; Karen Thomas, Daughter of David Lee Thomas; American Express Centurion Bank; State Farm Bank, F.S.B.; United States of America; Unknown Heirs of David Lee Thomas; 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:

A parcel of land more particularly described as follows: Beginning at a point at the Northwest corner of the NE1/4 of SE1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East 460 feet; thence South 190 feet to the Northwestern line of the O.C. & E. Railway right of way; thence Northwesterly along said right of way line to the place of beginning.

SAVING AND EXCEPTING THEREFROM any portion lying within the right of way of the O.C. & E. Railway

4. The object of the action is to foreclose a Deed of Trust dated March 13, 2006, recorded March 17, 2006 in Book M06, Page 04810 in Klamath County, Oregon.

Dated this 25th day of July, 2013

By: [Signature]

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STATE OF WASHINGTON)

)ss

Clark County)

The foregoing 2 page instrument was acknowledged before me this 25th day of July 2013, by Kelly D. Sutherland, Attorney for Plaintiff

[Signature]
Notary Public of Washington

My Commission Expires: 3-19-2015

KARREY L. KOMP
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MARCH 19, 2015