

172-006382

Return to:
PITE DUNCAN, LLP
621 SW Morrison Street, Suite 425
Portland, OR 97205

2013-010456

Klamath County, Oregon



00142301201300104560060067

09/13/2013 12:47:20 PM

Fee: \$62.00

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

CITIMORTGAGE, INC., ITS SUCCESSORS
AND/OR ASSIGNS,

Plaintiff,

v.

JEFFERY S. TITUS; SHAUNA D. TITUS;
AND ALL OTHER PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT,
TITLE, LIEN, OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS
1436 LAKESHORE DRIVE, KLAMATH
FALLS, OR 97601,

Defendants.

Case No. 1302981CV

NOTICE OF RELEASE OF PENDENCY OF
ACTION

NOTICE IS HEREBY GIVEN that consistent with the Notice of Voluntary Dismissal and General Judgment of Dismissal, attached hereto as **Exhibit A**, entered on August 22, 2013, Plaintiff hereby release the Notice of Pendency Action recorded on **August 8, 2013**, in the official records of Klamath County as instrument number **2013-009011**.

Plaintiff: CITIMORTGAGE, INC., ITS SUCCESSORS AND/OR ASSIGNS;

Defendants: JEFFERY S. TITUS; SHAUNA D. TITUS; AND ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 1436 LAKESHORE DRIVE, KLAMATH FALLS, OR 97601;

Object of Action: Judicial Foreclosure of a deed of trust, which was recorded on February 16, 2011 in the official records of Klamath County as instrument number 2011-001958;

Description of the Real Property: real property commonly known as 1436 Lakeshore Drive, Klamath Falls, OR 97601 ("Subject Property"), and legally described as follows:

LOT 41B, LAKESHORE GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Dated: September 3, 2013

By: PITE DUNCAN, LLP
Hunter Zook, OSB # 095578
(503) 222-2246
(503) 222-2260 (Facsimile)
hzook@piteduncan.com

Rochelle L. Stanford, OSB #062444
(619) 326-2404
(858) 412-2608 (Facsimile)
rstanford@piteduncan.com

Pite Duncan, LLP
621 SW Morrison Street, Suite 425
Portland, OR 97205

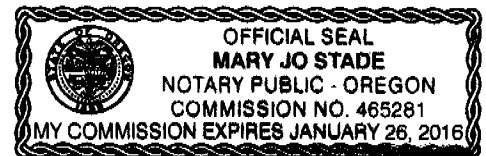
Of Attorneys for Plaintiff
CITIMORTGAGE, INC., ITS
SUCCESSORS AND/OR ASSIGNS

STATE OF Oregon }
COUNTY OF Klamath }

The foregoing instrument was acknowledged before me this 3rd day of September, 2013 by Hunter Zook of Pite Duncan, a corporation, on behalf of the corporation.

WITNESS my hand and official seal.

Signature Mary Jo Stade (seal)
Notary Public
My Commission Expires: 1/26/2016



Klamath

☒ Circuit Ct. ☐ U.S. Dist. Ct. Case No. 1302981CV
☐ Appeals Ct. ☐ Bankruptcy Ct. Our File No. 172-6382
☐ Supreme Ct. ☐ Other _____

LV
(Attorney)

Please indicate when the document listed below was processed. Thank you.

Citi mortgage v. Titus

(Short Title of Case or Proceeding)

General Judgment of Dismissal

(Title of Document)

☐ Date signed 8/22/13, by Judge Wogan
☒ Date entered _____, by _____
☐ Date terminated _____
☒ Date filed 8-22-13

☐ Date served _____
☐ Attorney fees awarded \$ _____ ☐ Costs awarded at \$ _____

☐ Motion allowed ☐ Motion denied

Remarks _____

[Signature]
(Judge/Deputy/Clerk)

FORM No. 943P EK

© 1994-1998 Stevens-Ness Law Publishing Co., Portland, OR www.stevensness.com
NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

EXHIBIT A

1
2
3
4 IN THE CIRCUIT COURT OF THE STATE OF OREGON
5 FOR THE COUNTY OF KLAMATH

6 CITIMORTGAGE, INC., ITS SUCCESSORS
7 AND/OR ASSIGNS,
8 Plaintiff,

9 v.

10 JEFFERY S. TITUS; SHAUNA D. TITUS;
11 AND ALL OTHER PERSONS OR PARTIES
12 UNKNOWN CLAIMING ANY RIGHT,
13 TITLE, LIEN, OR INTEREST IN THE REAL
14 PROPERTY COMMONLY KNOWN AS
15 1436 LAKESHORE DRIVE, KLAMATH
16 FALLS, OR 97601,

17 Defendants.

Case No. 1302981CV

GENERAL JUDGMENT OF DISMISSAL

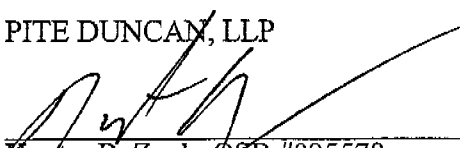
18 Based upon Plaintiff's Notice of Voluntary Dismissal and the records and files herein, it is
19 hereby ordered and adjudged that this matter is dismissed without prejudice and without an award
20 of attorney fees, costs and disbursement to either party.

21 Dated:

JUDGE OF THE CIRCUIT COURT

22 Respectfully Submitted,

23 PITE DUNCAN, LLP

24 
25 Hunter B. Zook, OSB #095578
26 hzook@piteduncan.com

1
2
3
4
5
6
7
8 **IN THE CIRCUIT COURT OF THE STATE OF OREGON**
9 **FOR THE COUNTY OF KLAMATH**

10 CITIMORTGAGE, INC., ITS SUCCESSORS
11 AND/OR ASSIGNS,
12 Plaintiff,

13 v.

14 JEFFERY S. TITUS; SHAUNA D. TITUS;
15 AND ALL OTHER PERSONS OR PARTIES
16 UNKNOWN CLAIMING ANY RIGHT,
17 TITLE, LIEN, OR INTEREST IN THE REAL
PROPERTY COMMONLY KNOWN AS
1436 LAKESHORE DRIVE, KLAMATH
FALLS, OR 97601,

Defendants.

Case No. 1302981CV

NOTICE OF VOLUNTARY DISMISSAL

18
19
20 Plaintiff, CITIMORTGAGE, INC., ITS SUCCESSORS AND/OR ASSIGNS, hereby gives
21 notice, pursuant to ORCP 54A(1) of plaintiff's voluntary dismissal of this action. Such dismissal
22 should be without prejudice and without an award of attorney fees, costs and disbursements to either
23 party.

24 \\\

25 \\\

26 \\\

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26


Plaintiff therefore respectfully requests this Court to dismiss this action without prejudice and enter a General Judgment of Dismissal.

PITE DUNCAN, LLP

Dated:

8/16/13

By:



Hunter B. Zook, OSB #095578
hzook@piteduncan.com

Of Attorneys for Plaintiff
CITIMORTGAGE, INC., ITS SUCCESSORS
AND/OR ASSIGNS