

2013-013950

Klamath County, Oregon



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Fee: \$47.00

After Recording Return to:
Nathan J. Ratliff
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls, OR 97601

IN THE CIRCUIT COURT OF THE STATE OF OREGON

FOR THE COUNTY OF KLAMATH

EDDIE L. WILCHER,

Plaintiff,

vs.

TROUBLED ASSET SOLUTIONS, LLC, in
its capacity as Receiver for The Mortgage
Exchange, Inc., Washington County Circuit
Court Case No. C112822CV,

Defendant.

Case No. 13-04660CV

NOTICE OF LIS PENDENS

PURSUANT TO ORS 93.740, the undersigned states:

1. As plaintiff, Eddie L. Wilcher, has filed an action in the Circuit Court of the State
of Oregon, County of Klamath;

2. The defendant is: Troubled Asset Solutions, LLC, in its capacity as Receiver for
The Mortgage Exchange, Inc., Washington County Circuit Court Case No.
C112822CV;

3. The object of the action is: A complaint to quiet title;

4. The description of the real property to be affected is situated in the County of
Klamath, State of Oregon, and is described as follows, to-wit:

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Page 1 -NOTICE OF LIS PENDENS (13-04660CV)

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Attorneys at Law
620 Main Street, Klamath Falls, OR 97601
Telephone: (541) 882-6331/(541) 883-1500
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1 PARCEL 1:

2 A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 5 IN SE ¼ NW ¼ OF
3 SECTION 6, TOWNSHIP 40 SOUTH, RANGE 8 EAST OF THE WILLAMETTE
4 MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY
5 DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8 INCH IRON PIN WHICH IS
6 SOUTH 0°03'59" EAST 2050.32 FEET AND SOUTH 89°54'36" EAST 1385.73
7 FEET FROM THE NORTHWEST CORNER OF SECTION 6 AND IS ALSO
8 SOUTH 89°54'36" EAST 60.0 FEET FROM THE NORTHEAST CORNER OF LOT
9 1 IN BLOCK 1 OF KENO WHISPERING PINES SUBDIVISION, WHICH POINT
10 OF BEGINNING IS ALSO ON THE EAST RIGHT OF WAY LINE OF A PUBLIC
11 ROAD; THENCE CONTINUING EAST ALONG THE SOUTH LINE OF
12 PROPERTY DESCRIBED IN DEED FROM BEN L. SNOWGOOSE, ET UX., TO
13 EDWARD J. SHIPSEY, ET UX, RECORDED MAY 6, 1968 DEED VOLUME M68
14 PAGE 4060, RECORDS KLAMATH COUNTY, OREGON, A DISTANCE OF
15 455.09 FEET TO A 5/8 INCH IRON PIN ON THE WESTERLY RIGHT OF WAY
16 LINE OF THE KENO-WORDEN COUNTY ROAD; THENCE ALONG SAID
17 WESTERLY RIGHT OF WAY LINE SOUTH 34°10'53" EAST A DISTANCE OF
18 321.20 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE
19 SOUTH 31°33' EAST 129.30 FEET TO A 5/8 INCH IRON PIN; THENCE WEST
20 703.00 FEET TO A 5/8 INCH IRON PIN ON THE EASTERLY LINE OF THE
21 SOUTHERLY PROJECTION OF THE AFORESAID PUBLIC ROAD; THENCE
22 ALONG SAID EAST LINE NORTH 0°03'57" WEST 375.90 FEET TO THE POINT
23 OF BEGINNING, AND

14 PARCEL 2:

15 TRACT OF LAND SITUATED IN THE NE ¼ SW ¼ AND THE SE ¼ NW
16 ¼ OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 8 EAST OF THE
17 WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING A
18 PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED VOLUME
19 M83 PAGE 4375 OF THE KLAMATH COUNTY DEED RECORDS, MORE
20 PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE
21 NORTHEAST CORNER OF LOT 1 BLOCK 1 OF "KENO WHISPERING
22 PINES"; THENCE ALONG THE BOUNDARY OF SAID "KENO
23 WHISPERING PINES", SOUTH 00°03'57" EAST 603.80 FEET TO THE
24 C-W 1/16 CORNER OF SAID SECTION 6, AND SOUTH 00°01'15" WEST
25 273.55 FEET; THENCE SOUTH 89°59'24" EAST 530.06 FEET; THENCE
26 NORTH 71°13'12" EAST 471.36 FEET TO A POINT ON THE WESTERLY
RIGHT OF WAY LINE OF THE KENO-WORDEN ROAD; THENCE
NORTH 41°33'00" WEST, ALONG SAID RIGHT OF WAY LINE, 86.1
FEET, MORE OR LESS, TO THE SOUTH LINE OF THAT TRACT OF
LAND DESCRIBED IN DEED VOLUME M72 PAGE 12797; THENCE,
ALONG THE LINES OF SAID TRACT, WEST 871.3 FEET, MORE OR
LESS, TO A 5/8 INCH IRON PIN AND NORTH 00°03'57" WEST 276.35
FEET; THENCE CONTINUING NORTH 00°03'57" WEST 375.90 FEET;
THENCE SOUTH 89°54'36" WEST 60.00 FEET TO THE POINT OF
BEGINNING.

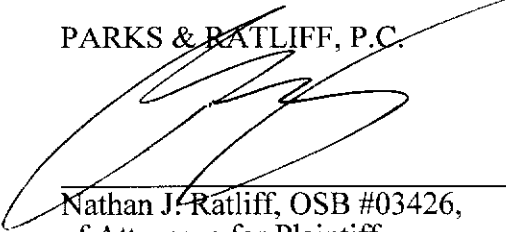
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1 PARCEL 3:

2 A PARCEL OF LAND LOCATED IN THE W 1/2 OF SECTION 6,
3 TOWNSHIP 40 SOUTH, RANGE 8 EAST OF THE WILLAMETTE
4 MERIDIAN, KLAMATH COUNTY, OREGON MORE PARTICULARLY
5 DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8 INCH IRON PIN
6 WHICH IS SOUTH 89°54'36" EAST 60 FEET FROM THE NORTHEAST
7 CORNER OF LOT 1 IN BLOCK 1 WHISPERING PINES SUBDIVISION,
8 SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF
9 WHISPERING PINES DRIVE; THENCE SOUTH 0°04' EAST 375.90 FEET
10 TO A 5/8 INCH IRON PIN WHICH IS THE TRUE POINT OF BEGINNING;
11 THENCE EAST 703.0 FEET TO A 5/8 INCH IRON PIN WHICH IS ON
12 THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE KENO-
13 WORDEN HIGHWAY; THENCE ALONG THE SOUTHWESTERLY
14 RIGHT OF WAY OF SAID HIGHWAY SOUTH 31°33' EAST A
15 DISTANCE OF 324.27 FEET TO A 5/8 INCH IRON PIN; THENCE WEST
16 872.67 FEET TO A 5/8 INCH IRON PIN ON THE EAST RIGHT OF WAY
17 OF A PROPOSED 60 FOOT ROAD; THENCE NORTH 0°04' WEST 276.35
18 FEET ALONG THE EAST RIGHT OF WAY OF SAID PROPOSED ROAD
19 TO THE POINT OF BEGINNING.

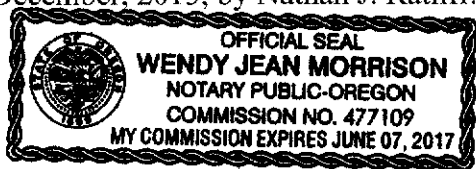
20 DATED this 20th day of December, 2013.

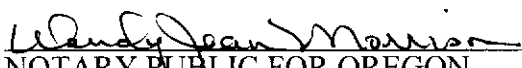
21 PARKS & RATLIFF, P.C.

22 
23 _____
24 Nathan J. Ratliff, OSB #03426,
25 of Attorneys for Plaintiff

26 STATE OF OREGON; County of Klamath) ss.

THE FOREGOING INSTRUMENT was acknowledged before me this 20th day of
December, 2013, by Nathan J. Ratliff.



21 
22 _____
23 NOTARY PUBLIC FOR OREGON
24 My Commission expires: 6-7-2017

25 Nathan J. Ratliff
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