

MT1390-11310

2014-001776

Klamath County, Oregon

03/03/2014 09:31:19 AM

Fee: \$62.00

AFTER RECORDING RETURN TO:

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

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

Document Title:

RELEASE AND CANCELLATION OF NOTICE OF LIS PENDENS

Reference Number(s) of Documents assigned or released:

Notice of Lis Pendens Recording No. 2013-008701

Plaintiff:

WELLS FARGO BANK, NA

Defendant:

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:

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

6800

1 A PARCEL OF LAND SITUATED IN SECTION 25, TOWNSHIP 24 SOUTH, RANGE 8 EAST
2 OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE
3 PARTICULARLY DESCRIBED AS FOLLOWS:

4 COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF
5 SAID SECTION 25; THENCE SOUTH 00°07'03" WEST ALONG THE WEST LINE OF SAID
6 SOUTHEAST QUARTER 100 FEET TO THE POINT OF BEGINNING FOR THIS
7 DESCRIPTION; THENCE CONTINUING SOUTH 00°07'03" WEST ALONG SAID WEST
8 QUARTER SECTION LINE 177.74 FEET; THENCE LEAVING SAID WEST QUARTER
9 SECTION LINE EAST 510.11 FEET TO THE WESTERLY BOUNDARY OF RIVER WEST, A
10 DULY RECORDED SUBDIVISION IN SAID KLAMATH COUNTY; THENCE NORTH
11 ALONG SAID WESTERLY SUBDIVISION BOUNDARY, TO THE NORTHERLY RIGHT OF
12 WAY LINE OF ELK DRIVE; THENCE WEST 20 FEET; THENCE NORTH 141.94 FEET TO
13 THE NORTHWEST CORNER OF LOT 1 IN BLOCK 1 OF SAID RIVER WEST; THENCE
14 SOUTH 89°41'19" WEST 489.04 FEET TO THE POINT OF BEGINNING.

15 **Assessor's Property Tax Parcel/Account Number:**
16 R696508
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RELEASE AND CANCELLATION OF
NOTICE OF LIS PENDENS - 2

7023.58427

**RCO
LEGAL, P.C.**

511 SW 10th Ave., Ste. 400
Portland, OR 97205
Phone: 503.977.7840
Fax: 503.977.7963

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

9 Plaintiff,

10 v.

11 JAMES M. PATRIDGE; MARCY M.
12 PATRIDGE; AND OCCUPANTS OF THE
PREMISES,

13 Defendants.
14

Case No. 1302798CV

RELEASE AND CANCELLATION OF
NOTICE OF LIS PENDENS

15 Pursuant to ORS 93.740, the undersigned states:

16 1.

17 NOTICE IS HEREBY GIVEN pursuant to ORS 93.740, that a general judgment of
18 dismissal without prejudice has been entered in the above referenced case. This is notice of that
19 dismissal and a release and cancellation of the Lis Pendens recorded on July 31, 2013, under
20 Instrument No. 2013-008701. The description of the real property affected by the action and
21 dismissal is as follows:

22 A PARCEL OF LAND SITUATED IN THE SECTION 25,
23 TOWNSHIP 24 SOUTH, RANGE 8 EAST OF THE
24 WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

25 COMMENCING AT THE NORTHWEST CORNER OF THE
26 SOUTHEAST QUARTER OF SAID SECTION 25; THENCE
SOUTH 00°07'03" WEST ALONG THE WEST LINE OF SAID
SOUTHEAST QUARTER, 100 FEET; THENCE CONTINUING

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1 SOUTH 00°07'03" WEST ALONG SAID WEST QUARTER
2 SECTION LINE 177.74 FEET TO THE POINT OF BEGINNING;
3 THENCE LEAVING SAID WEST QUARTER SECTION LINE
4 EAST 510.11 FEET TO THE WEST BOUNDARY OF RIVER
5 WEST, A DULY RECORDED SUBDIVISION IN KLAMATH
6 COUNTY, OREGON; THENCE SOUTH ALONG SAID
7 WESTERLY SUBDIVISION BOUNDARY 177.74 FEET;
8 THENCE WEST 510.11 FEET TO THE WEST LINE OF SAID
9 SOUTHEAST QUARTER; THENCE NORTH ALONG THE
10 WEST LINE OF THE SOUTHEAST QUARTER 177.74 FEET TO
11 THE POINT OF BEGINNING.

12 RESERVING AN EASEMENT 15 FEET ALONG THE NORTH
13 BOUNDARY LINE FOR ROADWAY PURPOSES.

14 TOGETHER WITH A 15 FOOT EASEMENT FOR ROADWAY
15 PURPOSES ALONG THE SOUTH BOUNDARY LINE OF THE
16 FOLLOWING DESCRIBED PROPERTY:

17 A PARCEL OF LAND SITUATED IN SECTION 25, TOWNSHIP
18 24 SOUTH, RANGE 8 EAST OF THE WILLAMETTE
19 MERIDIAN, KLAMATH COUNTY, OREGON, MORE
20 PARTICULARLY DESCRIBED AS FOLLOWS:

21 COMMENCING AT THE NORTHWEST CORNER OF THE
22 SOUTHEAST QUARTER OF SAID SECTION 25; THENCE
23 SOUTH 00°07'03" WEST ALONG THE WEST LINE OF SAID
24 SOUTHEAST QUARTER 100 FEET TO THE POINT OF
25 BEGINNING FOR THIS DESCRIPTION; THENCE
26 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.

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Commonly known as 136760 Salmon Drive, Crescent, Oregon 97733.

DATED this 21 day of February, 2014.

RCO LEGAL, P.C.

By: [Signature]

Randall Szabo, OSB # 115304
Attorney for Plaintiff
511 SW 10th Ave., Ste. 400
Portland, OR 97205
Phone: 503.977.7840; Fax: 503.977.7963
rszabo@rcolegal.com

STATE OF OREGON)
COUNTY OF MULTNOMAH) ss.

The foregoing instrument was signed and sworn (or affirmed) to before me on this 21st
day of February, 2014, by Randall Szabo as Attorney of RCO Legal, P.C.



[Signature]
NOTARY PUBLIC for Oregon

Multnomah County

My commission expires: 10/8/2016

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