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2014-003028  
Klamath County, Oregon  
04/07/2014 03:59:26 PM  
Fee: \$47.00

43-004829

## NOTICE OF PENDENCY OF ACTION

GREEN TREE SERVICING LLC,

**Plaintiff,**

v.

JOHN WALTER NEIPP; WASHINGTON MUTUAL  
BANK NKA JPMORGAN CHASE BANK, NA; AND ALL  
OTHER PERSONS OR PARTIES UNKNOWN  
CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST  
IN THE REAL PROPERTY COMMONLY KNOWN AS  
4012 HOMEDALE ROAD, KLAMATH FALLS, OR  
97603,

**Defendants.**

Case No.

1401234CV

PURSUANT TO ORS 93.740 NOTICE IS HEREBY GIVEN:

1. An action has been commenced in the Circuit Court of the State of Oregon, in and for the County of Klamath, by the above-named Plaintiff against the above named Defendants.
2. The purpose of the action is for judicial foreclosure of a deed of trust, which was recorded on September 21, 2005, in the official records of Klamath County as instrument number M05-64789 ("Deed of Trust").
3. The Deed of Trust encumbers the real property commonly known as 4012 Homedale Road, Klamath Falls, OR 97603 ("Subject Property"), and legally described as follows:

THE FOLLOWING PROPERTY SITUATED IN THE NW 1/4 SE 1/4, SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON: BEGINNING AT THE QUARTER SECTION CORNER COMMON TO SECTIONS 11 AND 14, TOWNSHIP 39 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN; THENCE NORTH 0°09' WEST ALONG THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 11, AS MARKED ON THE GROUND BY A WELL ESTABLISHED FENCE LINE, 1663.6 FEET TO A POINT ON THE CENTERLINE OF BRISTOL AVENUE, A 60 FEET ROADWAY; THENCE NORTH 89°28' EAST 906.1 FEET ALONG SAID CENTERLINE TO A POINT; THENCE NORTH 0°12' WEST 30 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID AVENUE, SAID POINT ALSO BEING THE TRUE

POINT OF BEGINNING; THENCE NORTH 0°12' WEST 278.9 FEET; THENCE SOUTH 89°31' EAST 415.1 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF HOMEDALE ROAD, A 60 FOOT ROADWAY; THENCE SOUTH 0°16' EAST ALONG SAID WESTERLY RIGHT OF WAY LINE 271.0 FEET, TO A POINT MARKING THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE AND THE NORTHERLY RIGHT OF WAY LINE OF BRISTOL AVENUE; THENCE SOUTH 89°28' WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 415.4 FEET, TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO KLAMATH COUNTY FOR ROAD PURPOSES, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

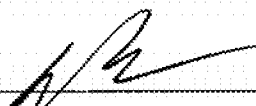
A PARCEL OF LAND SITUATED IN THE NW 1/4 SE 1/4 OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, FOR ROAD PURPOSES AND BEING A PORTION OF THAT PROPERTY DESCRIBED IN DEED VOLUME M67 PAGE 7962, RECORDED IN THE KLAMATH COUNTY CLERK'S OFFICE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/4 CORNER COMMON TO SECTIONS 11 AND 14, TOWNSHIP 39 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN; THENCE ALONG THE CENTER SECTION LINE OF SECTION 11, NORTH 00°10'58" WEST -1,666.95 FEET TO A POINT ON THE CENTERLINE OF BRISTOL AVENUE; THENCE ALONG THE CENTERLINE OF BRISTOL AVENUE NORTH 89°28'00" EAST -1,313.08 FEET TO A POINT; THENCE NORTH 00°32'12" WEST - 30.00 FEET TO A POINT AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF HOMEDALE ROAD AND THE NORTH RIGHT OF WAY LINE OF BRISTOL AVENUE, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE WEST RIGHT OF WAY LINE OF HOMEDALE ROAD NORTH 00°32'12" WEST - 15.00 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 44°27'54" WEST - 21.21 FEET TO A 5/8 INCH IRON PIN ON THE NORTH RIGHT OF WAY LINE OF BRISTOL AVENUE; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF BRISTOL AVENUE NORTH 89°28'00" EAST - 15.00 FEET TO THE POINT OF BEGINNING. BEARINGS AND DISTANCE ARE BASED ON SURVEY NO. 6621 ON FILE IN THE KLAMATH COUNTY SURVEYOR'S OFFICE.

Dated:

3/14/14

By:



Hunter Zook, OSB # 095578

hzook@piteduncan.com

STATE OF Ore  
COUNTY OF Wash

The foregoing instrument was acknowledged before me on this 14th day of March, 2014 by Hunter Zook of Pin Down, corporation, on behalf of the corporation.

WITNESS my hand and official seal

Signature of Rene J. Kael (seal)

Notary Public

My Commission Expires: 1/14/17

