

2014-005270

Klamath County, Oregon



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05/16/2014 09:18:40 AM

Fee: \$52.00

After recording return to:  
MH JUDICIAL FORECLOSURE DEPT.  
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Portland, OR 97204  
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**NOTICE OF PENDENCY OF AN ACTION**

IN THE CIRCUIT COURT OF THE STATE OF OREGON

FOR THE COUNTY OF KLAMATH

NATIONSTAR MORTGAGE LLC,

Plaintiff,

v.

ELIZABETH A. KOHLER; STATE OF  
OREGON; OCCUPANTS OF THE PROPERTY

Defendants.

Case No.: 1401915CV

NOTICE OF PENDENCY OF AN ACTION

**PURSUANT TO ORS 93.740, THE UNDERSIGNED STATES:**

- 1) NOTICE IS HEREBY GIVEN that the above-named plaintiff has commenced an action against the above-named defendants in the Circuit Court of Klamath County by filing a Summons and Complaint. This is notice of pendency of that action.
- 2) The names of the parties to the action are set forth above.
- 3) The object of the action is to foreclose a mortgage Deed of Trust. The Deed of Trust was recorded on 7/25/2007 with the Clerk of Klamath County Deeds and Records under Instrument No. 2007-013191.
- 4) The description of the real property encumbered by this mortgage deed of trust and affected by the action is as follows:

APN: R447877 and M44909

Commonly Known As: 1507 Summers Lane, Klamath Falls, OR 97603

Jefferson State Adjusters  
ORIGINAL  
Return to Court

All persons dealing with the real estate subsequent to the recording of this lis pendens will take subject to the plaintiff's rights as established in the action.

Dated: May 8, 2014

McCarthy & Holthus, LLP

Lisa E. Lear

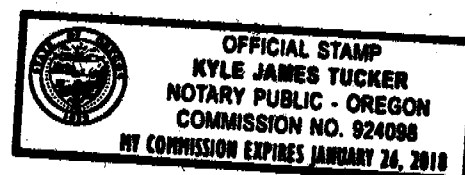
☐ Casey Pence, OSB #975271  
☐ Robert B. Hakari, OSB# 114082  
☐ Amber Labrecque, OSB# 094593  
☐ Carrie A. Majors-Staab, OSB# 980785  
☐ Ellis W. Wilder, OSB# 124995  
☒ Lisa E. Lear, OSB #852672  
☐ Andreanna C. Smith, OSB# 131336  
☐ Brady Godbout, OSB# 132708  
☐ James Nicita, OSB# 024068  
Of Attorneys for Plaintiff

State of OREGON  
County of MULTNOMAH

This instrument was acknowledged before me on 5/7<sup>th</sup> 5/8, 2014 by Lisa E. Lear  
as agent of Plaintiff NATIONSTAR MORTGAGE LLC.

[Signature]  
Notary Public – State of Oregon

My commission expires: 1/26/18



## **EXHIBIT "1"**

Beginning at a point on the West section line of Section 35 Township 38 South, Range 9 East of the Willamette Meridian which lies North 0° 12' East, a distance of 666.5 feet from the iron pin which marks the Southwest corner of said Section 35 and which point is also the Southwest corner of the SW/4 NW1/4 SW1/4 of said Section 35 and running thence; continuing North 0° 12' East along said above mentioned West section line of Section 35, a distance of 133.3 feet to a point; thence North 89° 58' East, a distance of 344.0 feet to the Westerly boundary of Empire Tracts; thence South 0° 15' West along the said Westerly boundary of Empire Tracts, a distance of 133.2 feet to the Southeast corner of the SW1/4 NW1/4 SW1/4 of said Section 35 and which point is also the Southwesterly corner of Empire Tracts; thence South 89° 57' West, a distance of 343.8 feet more or less to the point of beginning.

LESS AND EXCEPT that portion in Deed recorded May 12, 1981 in Volume M81, page 8399, Microfilm Records of Klamath County, Oregon, being more particularly described as follows.

Beginning at a point on the West section line of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, which lies North 0° 12' East, a distance of 799.8 feet from the iron pin which marks the Southwest corner of said Section 35, and running thence North 89° 58' East, a distance of 95 feet to a point, thence Southerly and parallel to the West section line of Section 35, a distance of 50 feet to a point; thence at right angles, South 89° 58' West, distance of 95 feet more or less to the West section line of said Section 35; thence North 0° 12' East along said section line, a distance of 50 feet, more or less, to a point of beginning.

LESS AND EXCEPT that portion laying Summers Lane.