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2014-006289

Klamath County, Oregon



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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 D/B/A  
CHAMPION MORTGAGE COMPANY

Plaintiff,

vs.

JACK BALDING; UNITED STATES OF  
AMERICA; STATE OF OREGON;  
OCCUPANTS OF THE PROPERTY

Defendants.

Case No.:

1402299CV

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 **August 3, 2007** with the Clerk of Klamath County Deeds and Records under Instrument No. 2007-013721.
- 4) The description of the real property encumbered by this mortgage deed of trust and

affected by the action is as follows:

LOT 5, BLOCK 50, BUENA VISTA ADDITION TO THE CITY OF  
KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON  
FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,  
OREGON.

APN: R442373

Commonly Known As: 236 Nevada St, Klamath Falls, OR 97601

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 6/12/14

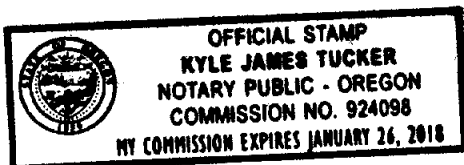
McCarthy & Holthus, LLP

Elder  
[ ] Casey Pence, OSB #975271  
[X] Ellis W. Wilder, OSB# 124995  
[ ] Robert B. Hakari, OSB# 114082  
[ ] Amber Labrecque, OSB# 094593  
[ ] Carrie A. Majors-Staab, OSB# 980785  
[ ] 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 6/12, 2014

by Ellis W. Wilder as agent of NATIONSTAR MORTGAGE LLC D/B/A  
CHAMPION MORTGAGE COMPANY, Plaintiff



Notary Public – State of Oregon  
My commission expires: 1/26/18