

2014-006742

Klamath County, Oregon



00155207201400067420050055

06/24/2014 03:20:00 PM

Fee: \$62.00

RECORDING COVER SHEET

(Per ORS 205.234 or ORS 205.244)

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any errors in this cover sheet do not effect the transaction (s) contained in the instrument itself

After recording return to:

Robinson Tait, P.S.
710 2nd Avenue, Suite 710
Seattle, WA 98104
(206) 676-9640
Case No. 60128-09902-JUD-OR

ABC Legal
Returned to Sender

1. Title(s) of Transaction(s) ORS 205.234(a) NOTICE OF PENDENCY OF ACTION
2. Direct Parties and addresses ORS 205.125(1)(a) and ORS 205.160

Deutsche Bank National Trust Company, as Trustee for NovaStar Mortgage Funding Trust, Series 2007-1 NovaStar Home Equity Loan Asset- Backed Certificates, Series 2007-1

3. Indirect party/Grantee(s) and address ORS 205.125(1)(a) and ORS 205.160 N/A

Scott Wallace
Joanne Wallace
Persons or Parties Unknown Claiming Any Right, Title, Lien, or Interest in the Property Described in the Complaint Herein

4. Trustee Address: (If required): N/A
5. True and Actual Consideration ORS 93.030 N/A
6. Send Tax Statements to: N/A
7. If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244:
"RERECORDED AT THE REQUEST OF _____
_____ TO CORRECT PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS
FEE NUMBER _____"

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7 CIRCUIT COURT OF OREGON FOR KLAMATH COUNTY

8 DEUTSCHE BANK NATIONAL TRUST
9 COMPANY, AS TRUSTEE FOR NOVASTAR
10 MORTGAGE FUNDING TRUST, SERIES
11 2007-1 NOVASTAR HOME EQUITY LOAN
12 ASSET-BACKED CERTIFICATES, SERIES
13 2007-1,

14 Plaintiff,

15 v.

16 JOANNE WALLACE; SCOTT WALLACE;
17 AND PERSONS OR PARTIES UNKNOWN
18 CLAIMING ANY RIGHT, TITLE, LIEN, OR
19 INTEREST IN THE PROPERTY DESCRIBED
20 IN THE COMPLAINT HEREIN,

21 Defendant(s)

NO. 14-02413CV
NOTICE OF PENDENCY OF AN ACTION

22 PURSUANT to ORS 93.740 the undersigned states:

23 1. As plaintiff, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE
24 FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY
25 LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1, has filed an action in the Circuit Court
26 of Oregon for Klamath County.

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2 2. Defendants are Joanne Wallace, Scott Wallace, and Persons or parties unknown in
3 Possession of or Claiming any Right, title, lien, or interest in the property described in the complaint
4 herein

5 3. The object of the action is to foreclose that certain Deed of Trust recorded on
6 November 16, 2006, under Klamath recording number 2006-022962, Oregon.

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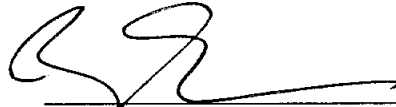
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2 4. The description of the real property to be affected is:

3 SEE LEGAL DESCRIPTION ATTACHED HERETO AS **EXHIBIT A**

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5 IN WITNESS WHEREOF, the undersigned has executed this 12 day of
6 June, 2014.

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9 [] Matt Booth, OSB #082663

Email: mbooth@robinsontait.com

10 [] Zachary Bryant, OSB #113409

Email: zbryant@robinsontait.com

11 [] Craig Peterson, OSB #120365

Email: cpeterson@robinsontait.com

12 ☒ Brandon Smith, OSB #124584

Email: bsmith@robinsontait.com

13 Robinson Tait, P.S.

14 Attorneys for Plaintiff

15 Tel: (206) 676-9640

16 Fax: (206) 676-9659

17 State of Washington)

18 County of King)

19
20
21 The foregoing instrument was acknowledged before me this 12 day of June, 2014 by
22 Brandon Smith.





NOTARY PUBLIC in and for the State of Washington,
residing at Seattle, County of King

Natalie Quarnstrom

(printed or typed name)

My appointment expires 05/19/2017

EXHIBIT A

LEGAL DESCRIPTION:

ALL THAT PORTION OF LOT 21, BLOCK 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 21; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF ORCHARD AVENUE, 42.5 FEET TO THE ANGLE IN THE STREET LINE; THENCE EASTERLY ALONG THE STREET LINE 3.3 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, BEING ALSO THE CORNER OF LOT DEEDED TO E. M. CHILCOTE AND D. M. SMITH BY DEED RECORDED IN BOOK 133 AT PAGE 13; THENCE TO THE RIGHT AT AN ANGLE OF 70° 8' WITH THE SOUTHERLY LINE OF ORCHARD AVENUE, 66.4 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 21; THENCE SOUTHEASTERLY ALONG SAID LINE OF LOT 21, 16.7 FEET, MORE OR LESS, TO THE MOST SOUTHERLY CORNER OF TRACT DEEDED TO DUVALL MCKENNY, ET UX., BY DEED RECORDED IN SAID RECORD BOOK 128 AT PAGE 519; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LAST MENTIONED TRACT 38.3 FEET TO A POINT; THENCE NORTHWESTERLY ALONG THE SAID EAST LINE OF LAST MENTIONED TRACT 36.4 FEET TO THE SOUTHERLY LINE OF ORCHARD AVENUE; THENCE WEST ALONG SAID LINE OF ORCHARD AVENUE 36.7 FEET TO THE TRUE POINT OF BEGINNING, ALL ACCORDING TO THE SUBDIVISION PLAT OF SAID BLOCK 125, MILLS ADDITION.