

2014-006876

Klamath County, Oregon



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06/30/2014 10:00:47 AM

Fee: \$52.00

After recording return to:  
MH JUDICIAL FORECLOSURE DEPT.  
920 SW 3rd Ave, 1st Floor  
Portland, OR 97204  
Phone: (855) 809-3977  
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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.

SHIRLEY A. DOYLE; UNITED STATES OF  
AMERICA; STATE OF OREGON;  
OCCUPANTS OF THE PROPERTY

Defendants.

Case No.: 1402482CV

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 **September 29, 2005** with the Clerk of Klamath County Deeds and Records as Volume M05, Page 65353.
- 4) The description of the real property encumbered by this mortgage deed of trust and affected by the action is as follows:

*Attached as Exhibit 1*

APN: 867878, 894624

Commonly Known As: 39737 Bunn Way, Bonanza, OR 97623

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 6/24/14

McCarthy & Holthus, LLP

*[Signature]*

☐ Casey Pence, OSB #975271  
☒ 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 6/24, 2014 -

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

*[Signature]*

Notary Public – State of Oregon

My commission expires: 1/26/18



# **Exhibit "1"**

The SW1/4 NE1/4 of Section 20, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a continuous 30-foot wide access easement, more particularly described as follows:

The Easterly 30 feet of the W1/2 SW1/4 NW1/4 of Section 21; the Easterly 30 feet of the W1/2 S1/2 S1/2 NW1/4 NW1/4 of Section 21; the Southerly 30 feet of the N1/2 SW1/4 NW1/4 NW1/4 of Section 21; the Southerly 30 feet of the N1/2 S1/2 NE1/4 NE1/4 of Section 20; the Southerly 30 feet of the Easterly 30 feet of the N1/2 S1/2 NW1/4 NE1/4 of Section 20; the Easterly 30 feet of the S1/2 S1/2 NW1/4 NE1/4 of Section 20. The West 30 feet of the E1/2 SW1/4 and the West 30 feet of the South 50 feet of the SE1/4 NW1/4 of Section 21, Township 39 South, Range 12 East of the Willamette Meridian. The Southerly 30 feet of the E1/2 SW1/4 NW1/4 of Section 21, Township 39 South, Range 12 East of the Willamette Meridian, in Klamath County, Oregon.