

2014-009258

Klamath County, Oregon

09/05/2014 11:37:04 AM

Fee: \$62.00

AFTER RECORDING RETURN TO:

RCO LEGAL, P.C.
511 SW 10TH AVE., STE. 400
PORTLAND, OR 97205-3623
Ref: 7042.51012

Document Title:

RELEASE AND CANCELLATION OF NOTICE OF LIS PENDENS

Reference Number(s) of Documents assigned or released:

Notice of Lis Pendens Recording No. 2013-007508

Plaintiff:

GREEN TREE SERVICING LLC

Defendant:

JEREMY D. BENJAMIN AKA JEREMY DANIEL BENJAMIN; TONI J. BENJAMIN AKA TONI JEANETTE BENJAMIN; AND OCCUPANTS OF THE PREMISES

Legal Description as follows:

Parcel 1:

A portion of the N 1/2 of NE 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette

Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the North right of way line of the County Road which lies South 89°33' West a

distance of 1676.3 feet and North 0°27' West a distance of 30 feet from the iron axle which marks the

Southeast corner of the NE 1/4 of the NE 1/4 of Section 25, Township 39 South, Range 9 East of the

Willamette Meridian, and running thence South 89°33' West along the Northerly right of way line of the

County Road a distance of 79 feet to a point; thence North 0°27' West a distance of 276.3 feet to a point; thence North 89°33' East a distance of 79 feet to a point; thence South 0°27' East a distance of

276.3 feet more or less to the point of beginning.

Parcel 2:

A portion of the N 1/2 of the NE 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette

Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

1 Beginning at a point on the North right of way line of the County Road which lies South 89°33'
2 West a
3 distance of 1755.3 feet and North 0°27' West a distance of 30 feet from the iron axle which marks
4 the
5 Southeast corner of the NE 1/4 of the NE 1/4 of Section 25, Township 39 South, Range 9 East of
6 the
7 Willamette Meridian, and running thence South 89°33' West along the Northerly right of way line
8 of the
9 County Road a distance of 79 feet to a point; thence North 0°27' West a distance of 276.3 feet to a
10 point; thence North 89°33' East a distance of 79 feet to a point; thence South 0°27' East a distance
11 of
12 276.3 feet, more or less to the point of beginning.

13 Parcel 3:

14 All that portion of the NW 1/4 of the NE 1/4 of Section 25, Township 39 South, Range 9 East of
15 the
16 Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as
17 follows:

18 Beginning at a point which lies South 89°33' West a distance of 1676.3 feet and North 0°27' West
19 306.3
20 feet from the iron axle which marks the Southeast corner of the NE 1/4 NE 1/4 of said Section 25;
21 thence
22 South 89° 33' West 158 feet; thence North 0° 27' West 276.3 feet; thence North 89° 33' East 158
23 feet;
24 thence South 0° 27' East 276.3 feet to the point of beginning.

25 **Assessor's Property Tax Parcel/Account Number:**

26 R584022 AND R584004

RELEASE AND CANCELLATION OF
NOTICE OF LIS PENDENS - 2

7042.51012

RCO
LEGAL, P.C.

511 SW 10th Ave., Ste. 400
Portland, OR 97205
Phone: 503.977.7840
Fax: 503.977.7963

1
2
3
4
5
6 GREEN TREE SERVICING LLC, its successors
in interest and/or assigns,

7 Plaintiff,

8 v.

9 JEREMY D. BENJAMIN AKA JEREMY
10 DANIEL BENJAMIN; TONI J. BENJAMIN
11 AKA TONI JEANETTE BENJAMIN; AND
OCCUPANTS OF THE PREMISES,

12 Defendants.

Case No. 1204573CV

RELEASE AND CANCELLATION OF
NOTICE OF LIS PENDENS

13 Pursuant to ORS 93.740, the undersigned states:

14 1.

15 NOTICE IS HEREBY GIVEN pursuant to ORS 93.740, the general judgment of
16 foreclosure and money award entered in the register of the above entitled court on February 23,
17 2014, has been satisfied wholly by the sale of the real property subject to this action. This is notice
18 of that satisfaction and is a release and cancellation of the Lis Pendens recorded on 2013-007508
19 under Instrument No. 2013-007508. The description of the real property affected by the action is as
20 follows:
21

22 Parcel 1:

23 A portion of the N 1/2 of NE 1/4 of Section 25, Township 39 South,
24 Range 9 East of the Willamette
Meridian, in the County of Klamath, State of Oregon, more
25 particularly described as follows:
Beginning at a point on the North right of way line of the County
26 Road which lies South 89°33' West a
distance of 1676.3 feet and North 0°27' West a distance of 30 feet
from the iron axle which marks the

RELEASE AND CANCELLATION OF
NOTICE OF LIS PENDENS - 2

7042.51012

RCO
LEGAL, P.C.

511 SW 10th Ave., Ste. 400
Portland, OR 97205
Phone: 503.977.7840
Fax: 503.977.7963

1 Southeast corner of the NE 1/4 of the NE 1/4 of Section 25,
2 Township 39 South, Range 9 East of the
3 Willamette Meridian, and running thence South 89°33' West along
4 the Northerly right of way line of the
5 County Road a distance of 79 feet to a point; thence North 0°27'
6 West a distance of 276.3 feet to a
7 point; thence North 89°33' East a distance of 79 feet to a point;
8 thence South 0°27' East a distance of
9 276.3 feet more or less to the point of beginning.

Parcel 2:

6 A portion of the N 1/2 of the NE 1/4 of Section 25, Township 39
7 South, Range 9 East of the Willamette
8 Meridian, in the County of Klamath, State of Oregon, more
9 particularly described as follows:

10 Beginning at a point on the North right of way line of the County
11 Road which lies South 89°33' West a
12 distance of 1755.3 feet and North 0°27' West a distance of 30 feet
13 from the iron axle which marks the
14 Southeast corner of the NE 1/4 of the NE 1/4 of Section 25,
15 Township 39 South, Range 9 East of the
16 Willamette Meridian, and running thence South 89°33' West along
17 the Northerly right of way line of the
18 County Road a distance of 79 feet to a point; thence North 0°27'
19 West a distance of 276.3 feet to a
20 point; thence North 89°33' East a distance of 79 feet to a point;
21 thence South 0°27' East a distance of
22 276.3 feet, more or less to the point of beginning.

Parcel 3:

15 All that portion of the NW 1/4 of the NE 1/4 of Section 25,
16 Township 39 South, Range 9 East of the
17 Willamette Meridian, in the County of Klamath, State of Oregon,
18 more particularly described as follows:

19 Beginning at a point which lies South 89°33' West a distance of
20 1676.3 feet and North 0°27' West 306.3
21 feet from the iron axle which marks the Southeast corner of the NE
22 1/4 NE 1/4 of said Section 25; thence
23 South 89° 33' West 158 feet; thence North 0° 27' West 276.3 feet;
24 thence North 89° 33' East 158 feet;
25 thence South 0° 27' East 276.3 feet to the point of beginning.

//

//

//

//

//

//

//

RELEASE AND CANCELLATION OF
NOTICE OF LIS PENDENS - 2

7042.51012

RCO
LEGAL, P.C.

511 SW 10th Ave., Ste. 400
Portland, OR 97205
Phone: 503.977.7840
Fax: 503.977.7963

Commonly known as 6821 Henley Road, Klamath Falls, Oregon 97603.

DATED this 28th day of August, 2014.

RCO LEGAL, P.C.

By: [Signature]

Colin Mackenzie, OSB # 123782
Attorney for Plaintiff
511 SW 10th Ave., Ste. 400
Portland, OR 97205
Phone: 503.977.7840 Fax: 503.977.7963
cmackenzie@rcolegal.com

STATE OF OREGON)
COUNTY OF MULTNOMAH) ss.

The foregoing instrument was signed and sworn (or affirmed) before me on this 28th
day of August, 2014, by Colin Mackenzie as Attorney of RCO Legal, P.C.



Bonnie Degner
NOTARY PUBLIC for Oregon
Multnomah County
My commission expires: 3/12/2016

RELEASE AND CANCELLATION OF
NOTICE OF LIS PENDENS - 2

7042.51012

RCO
LEGAL, P.C.

511 SW 10th Ave., Ste. 400
Portland, OR 97205
Phone: 503.977.7840
Fax: 503.977.7963