

**2014-009735**

**Klamath County, Oregon**

**09/19/2014 10:13:05 AM**

**Fee: \$57.00**

**AFTER RECORDING RETURN TO:**

RCO LEGAL, P.C.  
511 SW 10<sup>TH</sup> AVE., STE. 400  
PORTLAND, OR 97205-3623  
Ref: 7037.57945

**Document Title:**

RELEASE AND CANCELLATION OF NOTICE OF LIS PENDENS

**Reference Number(s) of Documents assigned or released:**

Notice of Lis Pendens Recording No. 2013-000664

**Plaintiff:**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

**Defendant:**

ROGER R. CUMMINS; MARLA J. CUMMINS; ROBERT F. NICHOLS, JR.; STATE OF OREGON; AND OCCUPANTS OF THE PREMISES

**Legal Description as follows:**

REAL PROPERTY IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS  
FOLLOWS:  
A PORTION OF LOTS 1 AND 2, BLOCK 6, ORIGINAL TOWN OF LINKVILLE (NOW CITY OF KLAMATH FALLS), IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF THIRD STREET WHICH IS SOUTHEASTERLY ALONG SAID LINE A DISTANCE OF 45 FEET FROM THE POINT OF INTERSECTION OF SAID LINE WITH THE LINE BETWEEN LOTS 1 AND 8 IN BLOCK 6 OF ORIGINAL TOWN OF LINKVILLE (NOW CITY OF KLAMATH FALLS), OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON; THENCE SOUTHWESTERLY PARALLEL WITH SAID LINE BETWEEN LOTS 1 AND 8 A DISTANCE OF 64 FEET 3 INCHES TO A POINT; THENCE NORTHWESTERLY PARALLEL WITH SAID LINE OF THIRD STREET 8 FEET; THENCE SOUTHWESTERLY PARALLEL WITH SAID LINE BETWEEN LOTS 1 AND 8 A DISTANCE OF 12 FEET; THENCE SOUTHEASTERLY PARALLEL WITH SAID LINE OF THIRD STREET TO THE SOUTHEASTERLY LINE OF LOT 2 IN SAID BLOCK 6; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF LOTS 2 AND 1 A DISTANCE OF 76 FEET 3 INCHES, MORE OR LESS, TO THE MOST EASTERLY CORNER OF LOT 1; THENCE NOTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF THIRD STREET A DISTANCE OF 75 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

1 Assessor's Property Tax Parcel/Account Number:  
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RELEASE AND CANCELLATION OF  
NOTICE OF LIS PENDENS - 2

7037.57945

RCO  
LEGAL, P.C.

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

1 JPMORGAN CHASE BANK, NATIONAL  
2 ASSOCIATION, its successors in interest and/or  
3 assigns,

4 Plaintiff,

5 v.

6 ROGER R. CUMMINS; MARLA J.  
7 CUMMINS; ROBERT F. NICHOLS, JR.;  
8 STATE OF OREGON; AND OCCUPANTS OF  
9 THE PREMISES,

10 Defendants.

Case No. 1204404CV

RELEASE AND CANCELLATION OF  
NOTICE OF LIS PENDENS

11 Pursuant to ORS 93.740, the undersigned states:

12 1.

13 NOTICE IS HEREBY GIVEN pursuant to ORS 93.740, the general judgment of  
14 foreclosure entered in the register of the above entitled court on August 2<sup>nd</sup>, 2013 has been satisfied  
15 wholly by the sale of the real property subject to this action. This is notice of that satisfaction and is  
16 a release and cancellation of the Lis Pendens recorded on January 18<sup>th</sup>, 2013 under Instrument No.  
2013-000664. The description of the real property affected by the action is as follows:

17 REAL PROPERTY IN THE COUNTY OF KLAMATH, STATE  
18 OF OREGON, DESCRIBED AS FOLLOWS:  
19 A PORTION OF LOTS 1 AND 2, BLOCK 6, ORIGINAL TOWN  
20 OF LINKVILLE (NOW CITY OF KLAMATH FALLS), IN THE  
21 COUNTY OF KLAMATH, STATE OF OREGON, MORE  
22 PARTICULARLY DESCRIBED AS FOLLOWS:  
23 BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE  
24 OF THIRD STREET WHICH IS SOUTHEASTERLY ALONG  
25 SAID LINE A DISTANCE OF 45 FEET FROM THE POINT OF  
26 INTERSECTION OF SAID LINE WITH THE LINE BETWEEN  
27 LOTS 1 AND 8 IN BLOCK 6 OF ORIGINAL TOWN OF  
28 LINKVILLE (NOW CITY OF KLAMATH FALLS), OREGON,  
29 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN  
30 THE OFFICE OF THE COUNTY CLERK OF KLAMATH  
31 COUNTY, OREGON; THENCE SOUTHWESTERLY  
32 PARALLEL WITH SAID LINE BETWEEN LOTS 1 AND 8 A  
33 DISTANCE OF 64 FEET 3 INCHES TO A POINT; THENCE  
34 NORTHWESTERLY PARALLEL WITH SAID LINE OF THIRD  
35 STREET 8 FEET; THENCE SOUTHWESTERLY PARALLEL  
36 WITH SAID LINE BETWEEN LOTS 1 AND 8 A DISTANCE OF

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12 FEET; THENCE SOUTHEASTERLY PARALLEL WITH  
SAID LINE OF THIRD STREET TO THE SOUTHEASTERLY  
LINE OF LOT 2 IN SAID BLOCK 6; THENCE  
NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF  
LOTS 2 AND 1 A DISTANCE OF 76 FEET 3 INCHES, MORE OR  
LESS, TO THE MOST EASTERLY CORNER OF LOT 1;  
THENCE NOTHWESTERLY ALONG THE SOUTHWESTERLY  
LINE OF THIRD STREET A DISTANCE OF 75 FEET, MORE  
OR LESS, TO THE POINT OF BEGINNING.

Commonly known as 204 North 3rd Street, Klamath Falls, Oregon 97601.

DATED this 18 day of Sep, 2014.

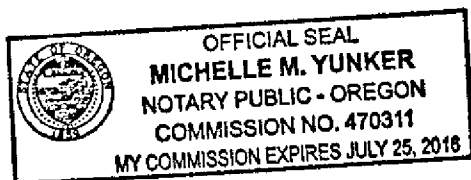
RCO LEGAL, P.C.

By: [Signature]

Aaron Rabirotff, OSB # 075097  
Attorney for Plaintiff  
511 SW 10<sup>th</sup> Ave., Ste. 400  
Portland, OR 97205  
Phone: 503.977.7840 Fax: 503.977.7963  
arabirotff@rcolegal.com

STATE OF OREGON )  
 ) ss.  
COUNTY OF MULTNOMAH )

The foregoing instrument was signed and sworn (or affirmed) before me on this 18  
day of September 2014, by Aaron Rabirotff as Attorney of RCO Legal, P.C.



[Signature]  
NOTARY PUBLIC for Oregon

Multnomah County

My commission expires: 7-25-16

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