

2014-010198

Klamath County, Oregon

10/02/2014 08:43:44 AM

Fee: \$57.00

After Recording Return To:  
MALCOLM ♦ CISNEROS, A Law Corporation  
2112 Business Center Drive, Second Floor  
Irvine, California 92612

Mail Tax Statement to:  
MALCOLM ♦ CISNEROS, A Law Corporation  
2112 Business Center Drive, Second Floor  
Irvine, California 92612  
Consideration: \$308,056.03

**IN THE CIRCUIT COURT OF THE STATE OF OREGON  
FOR THE COUNTY OF KLAMATH**

WILMINGTON SAVINGS FUND  
SOCIETY, FSB, DOING BUSINESS AS  
CHRISTIANA TRUST, NOT IN ITS  
INDIVIDUAL CAPACITY BUT SOLELY  
AS LEGAL TITLE TRUSTEE FOR  
BRONZE CREEK TITLE TRUST 2014-  
NPL1,

Plaintiff,

vs.

JOSHUA H. CLARK, in his capacity as the  
Personal Representative for the Estate of  
Larry Wayne Clark, deceased; CARLA  
LOUISE CLARK, an individual; and all other  
persons, parties, or occupants unknown  
claiming any legal or equitable right, title,  
estate, lien, or interest in the real property  
described in the complaint herein, adverse to  
Plaintiff's title, or any cloud on Plaintiff's title  
to the Property.

Defendants.

CASE NUMBER:

1403619CV

**NOTICE OF PENDENCY OF AN ACTION**

**NOTICE IS HEREBY GIVEN** that, pursuant to ORS 93.740, the undersigned states that  
the above-entitled action concerning and affecting real property as described below was commenced  
in the above-named Court by WILMINGTON SAVINGS FUND SOCIETY, FSB, doing business as  
CHRISTIANA TRUST, not in its individual capacity but solely as legal title trustee for BRONZE  
CREEK TITLE TRUST 2014-NPL1, against JOSHUA H. CLARK, in his capacity as the Personal  
Representative for the Estate of Larry Wayne Clark and CARLA LOUISE CLARK. The action is

1 now pending in the above-named Court.

2 The action affects title to the real property situated in Klamath County, Oregon, commonly  
3 known as 2400 LINDLEY WAY, KLAMATH FALLS, OREGON 97601 and legally described as  
4 follows:

5 **See Exhibit "1"**

6 Plaintiff's Complaint seeks judicial foreclosure of the written Note dated August 4, 2009,  
7 secured by a Deed of Trust of same date and recorded in Official Records of the Klamath County  
8 Recorder's Office on August 11, 2009, as Recording Number 2009-010795.

9 DATED: September 23, 2014

Respectfully Submitted,  
MALCOLM ♦ CISNEROS, A Law Corporation

11 By \_\_\_\_\_

☒ Nathan F. Smith, OSB #120112

☐ Richard J. Bayless, OSB #101826

Attorneys for Plaintiff

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18 State of California

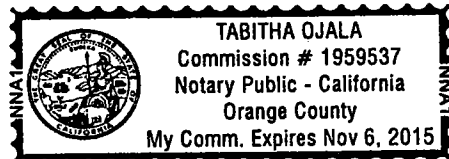
19 County of Orange

20 Subscribed and Sworn to (or affirmed) before me on this 23<sup>RD</sup> day of SEPTEMBER, 2014,  
21 by NATHAN F. SMITH, proved to me on the basis of satisfactory

(insert name of signer)

22 evidence to be the person(s) who appeared before me.

23 (Seal)



Signature

A handwritten signature in black ink, appearing to read "Tabitha Ojala", written over a horizontal line.

# EXHIBIT 1

### Legal Description

All that portion of the SW1/4 of the NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the iron pipe on the North boundary of the SW1/4 of the NW1/4 of said Section 5, from which the iron pipe marking the Northwest corner of said SW1/4 of NW1/4 bears West a distance of 959.56 feet; thence East, along said North boundary of the SW1/4 of NW1/4, a distance of 140.0 feet to the iron pin marking the Northwest corner of that parcel conveyed by Deed Volume 317, page 390, Deed Records of Klamath County, Oregon; thence South 396.0 feet to an iron pipe; thence West 140.0 feet; thence North 396.0 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion deeded to Klamath County, a political subdivision Document No. 5886 in Volume M66, page 3875, Microfilm Records of Klamath County, Oregon, described as follows: Beginning at a point that lies East 959.56 feet and South 374 feet from the Northwest corner of the SW1/4 NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East 140 feet; thence South 22 feet; thence West 140 feet; thence North 22 feet to the point of beginning.