

2014-011441

Klamath County, Oregon

10/31/2014 08:52:20 AM

Fee: \$77.00

AFTER RECORDING RETURN TO:

RCO LEGAL, P.C.
511 SW 10TH AVE., STE. 400
PORTLAND, OR 97205-3623
Ref: 7303.51610

Document Title:

NOTICE OF LIS PENDENS

Reference Number(s) of Documents assigned or released:

Deed of Trust Recording No. 2008-056952

Plaintiff:

NATIONSTAR MORTGAGE LLC

Defendant:

MARTHA J. MAY; AND OCCUPANTS OF THE PREMISES

Legal Description as follows:

PARCEL 1: A PART OF TRACT 4, OF LOGUS TRACTS, IN THE
COUNTY OF CLACKAMAS AND STATE OF OREGON,
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH BOUNDARY LINE
OF TRACT 4, 868.15 FEET WESTERLY FROM THE
NORTHEAST CORNER OF SAID TRACT 4; THENCE
SOUTHERLY 140.2 FEET ON A LINE PARELLEL WITH THE
EAST LINE OF SAID TRACT 4, TO THE POINT OF
BEGINNING OF THE TRACT HEREIN DESCRIBED, SAID
POINT BEING THE SOUTHEAST CORNER OF A TRACT
CONVEYED TO JAMES S. MURA AND THELMA MURA,
HUSBAND AND WIFE, BY DEED RECORDED MARCH 19,
1946, IN BOOK 363, PAGE 124, DEED RECORDS; THENCE
SOUTHERLY 124.9 FEET PARALLEL WITH THE EAST LINE

1 OF SAID TRACT 4, TO POINT ON THE NORTH LINE OF A
2 TRACT CONVEYED TO JOHN DAVID BY DEED RECORDED
3 JULY 18, 1925, IN BOOK 181, PAGE 113, DEED RECORDS;
4 THENCE WESTERLY, FOLLOWING THE NORTHERLY LINE
5 OF SAID DAVID TRACT, 170.92 FEET TO THE MOST
6 WESTERLY NORTHWEST CORNER OF SAID DAVID TRACT,
7 WHICH IS A POINT OF THE WEST LINE OF SAID TRACT 4,
8 125.4 FEET TO THE SOUTHWEST CORNER OF SAID MURA
9 TRACT; THENCE EASTERLY FOLLOWING THE SOUTH
10 LINE OF SAID MURA TRACT, 178.03 FEET TO THE PLACE
11 OF BEGINNING, IN THE COUNTY OF CLACKAMAS AND
12 STATE OF OREGON.

13 ALSO, AN EASEMENT OF WAY OVER A PRIVATE
14 ROADWAY TO BE USED IN COMMON WITH OTHERS
15 DESCRIBED AS FOLLOWS:

16 COMMENCING AT A POINT ON THE NORTH LINE OF SAID
17 TRACT 4, 848.15 FEET WESTERLY FROM THE NORTHEAST
18 CORNER OF SAID TRACT 4; RUNNING THENCE
19 SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID
20 TRACT 4, 285.1 FEET; THENCE WESTERLY 20 FEET TO A
21 POINT; THENCE NORTHERLY 265.1 FEET, PARALLEL WITH
22 THE EAST LINE OF SAID TRACT 4; THENCE WESTERLY
23 184.86 FEET TO A POINT ON THE WESTERLY LINE OF SAID
24 TRACT 4; THENCE NORTHERLY 20.1 FEET TO THE NORTH
25 LINE OF SAID TRACT 4; THENCE EAST 186.0 FEET TO THE
26 POINT OF BEGINNING AND GIVING ACCESS TO A LANE AT
THE NORTHWEST CORNER OF SAID TRACT 4, FOR EGRESS
AND INGRESS FROM SAID PREMISES, IN THE COUNTY OF
CLACKAMAS AND STATE OF OREGON.

EXCEPT THE FOLLOWING DESCRIBED PORTION:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7,
DAVID CREST, A RECORDED SUBDIVISION; THENCE
NORTH 0° 25' WEST 55 FEET; THENCE NORTH 88° 14' WEST
TO THE WEST LINE OF SAID LOT 4; THENCE SOUTH 3° 42'
50" EAST ALONG THE SAID WEST LINE TO THE
NORTHWEST CORNER OF LOT 8 IN DAVID CREST; THENCE
SOUTH 88° 14' EAST 170.71 FEET TO THE PLACE OF
BEGINNING.

ALSO EXCEPT THAT PORTION LYING NORTH OF THE
FOLLOWING DESCRIBED LINE:

COMMENCING AT A 5/8 INCH DIAMETER IRON ROD AT
THE NORTHEAST CORNER OF LOT 7 OF DAVID CREST, A
RESIDENTIAL SUBDIVISION PLAT OF RECORD (BOOK 31,
PAGE 81) IN SAID CLACKAMAS COUNTY; AND RUNNING
THENCE ON A LINE TOWARD THE 5/8 INCH DIAMETER
IRON ROD SET IN PRIVATE SURVEY NO. 15279 FOR THE

1 NORTHEAST CORNER OF SAID MURA PARCEL, NORTH 00°
2 35' 26" WEST (CALLED PARALLEL WITH THE EAST LINE OF
3 SAID TRACT 4 IN DEEDS), 124.36 FEET TO A 5/8 INCH
4 DIAMETER IRON ROD WITH YELLOW PLASTIC CAP
5 INSCRIBED "COMPASS CORP." AND THE TRUE POINT OF
6 BEGINNING; THENCE FROM SAID POINT OF BEGINNING,
7 THE BOUNDARY LINE TO BE DESCRIBED RUNS
8 APPROXIMATELY PARALLEL WITH AND ONE-FOOT
9 SOUTH OF A WIRE FENCE (AS IT EXISTED JANUARY 2,
10 1992), SOUTH 89° 30' WEST, 177.14 FEET TO THE TERMINUS
11 OF SAID AGREEMENT LINE AT A POINT ON THE WEST
12 LINE OF SAID TRACT 4 MARKED BY A 5/8 INCH DIAMETER
13 IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED
14 "COMPASS CORP." WHICH IS LOCATED NORTH 3° 43'
15 WEST, 117.79 FEET FROM A 5/8 INCH IRON ROD AT THE
16 NORTHWEST CORNER OF SAID LOT 8 OF SAID DAVID
17 CREST PLAT.

18 PARCEL 2: A PART OF TRACT 4 OF LOGUS TRACTS, IN THE
19 COUNTY OF CLACKAMAS AND STATE OF OREGON,
20 DESCRIBED AS FOLLOWS:

21 BEGINNING AT A POINT ON THE NORTHERLY LINE OF
22 SAID TRACT 4, WHICH IS 868.15 FEET WEST OF THE
23 NORTHEAST CORNER THEREOF; THENCE SOUTHERLY
24 AND PARALLEL WITH THE EASTERLY LINE OF SAID
25 TRACT 4, 140.2 FEET TO A POINT; THENCE WESTERLY ON
26 A LINE, PARALLEL WITH THE NORTHERLY LINE OF SAID
TRACT 4, 178.3 FEET TO A POINT ON THE WESTERLY LINE
OF SAID TRACT 4 TO THE NORTHWESTERLY CORNER OF
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IRON ROD SENT IN PRIVATE SURVEY NO. 15279 FOR THE
NORTHEAST CORNER OF SAID MURA PARCEL, NORTH 00°
35' 26" WEST (CALLED PARALLEL WITH THE EAST LINE OF
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DIAMETER IRON ROD WITH YELLOW PLASTIC CAP
INSCRIBED "COMPASS CORP." AND THE TRUE POINT OF
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8 CREST PLAT.
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10 **Assessor's Property Tax Parcel/Account Number:**
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5 NATIONSTAR MORTGAGE LLC, its
6 successors in interest and/or assigns,

7 Plaintiff,

8 v.

9 MARTHA J. MAY; and OCCUPANTS OF THE
10 PREMISES,

11 Defendants.

Case No. CV14100614

NOTICE OF LIS PENDENS

12 Pursuant to ORS 93.740, the undersigned states:

13 1.

14 As Plaintiff, Nationstar Mortgage LLC, has filed an action in the Circuit Court for
15 Clackamas County, State of Oregon;

16 2.

17 The defendants are Martha J. May; and Occupants of the Premises described in the
18 complaint herein;

19 3.

20 The object of the action is Complaint for Deed of Trust Foreclosure;

21 4.

22 The real property that will be affected by the action is described as:

23
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17 CREST PLAT.

18 and is more commonly known as 4989 Southeast Winworth Court, Milwaukie, Oregon 97222.

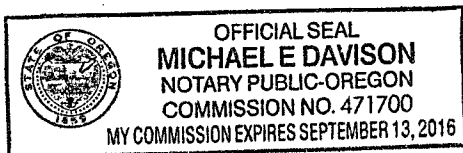
19 DATED this 17 day of October, 2014.

20 RCO LEGAL, P.C.

21 By [Signature]
22 Randall Szabo, OSB # 115304
23 Attorney for the Plaintiff
24 511 SW 10th Ave., Ste. 400
25 Portland, OR 97205
26 P: (503) 977-7840 F: (503) 977-7963

27 STATE OF OREGON)
28) ss.
29 COUNTY OF MULTNOMAH)

30 The foregoing instrument was signed and sworn (or affirmed) before me on this 17
31 day of October, 2014, by Randall Szabo as Attorney of RCO Legal, P.C.



37 [Signature]
38 NOTARY PUBLIC for Oregon
39 Multnomah County
40 My commission expires: 9/13/16
41 NOTARY PUBLIC
42 My commission expires: N/A

NOTICE OF LIS PENDENS - 8

7303.51610

RCO
LEGAL, P.C.

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