

2014-012367

Klamath County, Oregon

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AFTER RECORDING RETURN TO:

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

Document Title:

RELEASE AND CANCELLATION OF NOTICE OF LIS PENDENS

Reference Number of Document to be released:

Notice of Lis Pendens Recording Number 2014-011441, which was recorded in Klamath County, Oregon, erroneously on October 31, 2014. The real property is located in Clackamas County, Oregon.

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

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

3 COMMENCING AT A POINT ON THE NORTH LINE OF SAID TRACT 4, 848.15 FEET
4 WESTERLY FROM THE NORTHEAST CORNER OF SAID TRACT 4; RUNNING THENCE
5 SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID TRACT 4, 285.1 FEET;
6 THENCE WESTERLY 20 FEET TO A POINT; THENCE NORTHERLY 265.1 FEET,
7 PARALLEL WITH THE EAST LINE OF SAID TRACT 4; THENCE WESTERLY 184.86 FEET
8 TO A POINT ON THE WESTERLY LINE OF SAID TRACT 4; THENCE NORTHERLY 20.1
9 FEET TO THE NORTH LINE OF SAID TRACT 4; THENCE EAST 186.0 FEET TO THE
10 POINT OF BEGINNING AND GIVING ACCESS TO A LANE AT THE NORTHWEST
11 CORNER OF SAID TRACT 4, FOR EGRESS AND INGRESS FROM SAID PREMISES, IN
12 THE COUNTY OF CLACKAMAS AND STATE OF OREGON.

13 EXCEPT THE FOLLOWING DESCRIBED PORTION:

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

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

21 COMMENCING AT A 5/8 INCH DIAMETER IRON ROD AT THE NORTHEAST CORNER
22 OF LOT 7 OF DAVID CREST, A RESIDENTIAL SUBDIVISION PLAT OF RECORD (BOOK
23 31, PAGE 81) IN SAID CLACKAMAS COUNTY; AND RUNNING THENCE ON A LINE
24 TOWARD THE 5/8 INCH DIAMETER IRON ROD SET IN PRIVATE SURVEY NO. 15279
25 FOR THE NORTHEAST CORNER OF SAID MURA PARCEL, NORTH 00° 35' 26" WEST
26 (CALLED PARALLEL WITH THE EAST LINE OF SAID TRACT 4 IN DEEDS), 124.36 FEET
TO A 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED
"COMPASS CORP." AND THE TRUE POINT OF BEGINNING; THENCE FROM SAID
POINT OF BEGINNING, THE BOUNDARY LINE TO BE DESCRIBED RUNS
APPROXIMATELY PARALLEL WITH AND ONE-FOOT SOUTH OF A WIRE FENCE (AS
IT EXISTED JANUARY 2, 1992), SOUTH 89° 30' WEST, 177.14 FEET TO THE TERMINUS
OF SAID AGREEMENT LINE AT A POINT ON THE WEST LINE OF SAID TRACT 4
MARKED BY A 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP
INSCRIBED "COMPASS CORP." WHICH IS LOCATED NORTH 3° 43' WEST, 117.79 FEET
FROM A 5/8 INCH IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 8 OF SAID
DAVID CREST PLAT.

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

29 BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID TRACT 4, WHICH IS
30 868.15 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY
31 AND PARALLEL WITH THE EASTERLY LINE OF SAID TRACT 4, 140.2 FEET TO A
32 POINT; THENCE WESTERLY ON A LINE, PARALLEL WITH THE NORTHERLY LINE OF
33 SAID TRACT 4, 178.3 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT 4
34 TO THE NORTHWESTERLY CORNER OF SAID TRACT 4; THENCE EASTERLY ALONG
35 THE NORTHERLY LINE OF SAID TRACT 4 TO THE POINT OF BEGINNING.

RELEASE AND CANCELLATION OF
NOTICE OF LIS PENDENS

7303.51610

RCO
LEGAL, P.C.

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

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

2 COMMENCING AT A 5/8 INCH DIAMETER IRON ROD AT THE NORTHEAST CORNER
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4 31, PAGE 81) IN SAID CLACKAMAS COUNTY; AND RUNNING THENCE ON A LINE
5 TOWARD THE 5/8 INCH DIAMETER IRON ROD SENT IN PRIVATE SURVEY NO. 15279
6 FOR THE NORTHEAST CORNER OF SAID MURA PARCEL, NORTH 00° 35' 26" WEST
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10 POINT OF BEGINNING, THE BOUNDARY LINE TO BE DESCRIBED RUNS
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15 INSCRIBED "COMPASS CORP." WHICH IS LOCATED NORTH 3° 43' WEST, 117.79 FEET
16 FROM A 5/8 INCH IRON ROD AT THE NORTHWEST CORNER OF SAID LOT 8 OF SAID
17 DAVID CREST PLAT.

18 **Assessor's Property Tax Parcel/Account Number:**
19 00075224

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24
25
26

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1
2
3 NATIONSTAR MORTGAGE LLC, its
4 successors in interest and/or assigns,

5 Plaintiff,

6 v.

7 MARTHA J. MAY; AND OCCUPANTS OF
8 THE PREMISES,

9 Defendants.

Case No. CV14100614

RELEASE AND CANCELLATION OF
NOTICE OF LIS PENDENS

10 Pursuant to ORS 93.740, the undersigned states:

11 1.

12 NOTICE IS HEREBY GIVEN pursuant to ORS 93.740 that a general judgment of
13 dismissal without prejudice has been entered into the register of the above-referenced case. This is
14 notice of that dismissal and a release and cancellation of the Lis Pendens recorded on October 31,
15 2014, under Instrument Number 2014-011441, within the real property records of Klamath County,
16 Oregon. The description of the real property affected by the action and dismissal is as follows:

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18 COUNTY OF CLACKAMAS AND STATE OF OREGON,
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26 POINT BEING THE SOUTHEAST CORNER OF A TRACT
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SOUTHERLY 124.9 FEET PARALLEL WITH THE EAST LINE
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JULY 18, 1925, IN BOOK 181, PAGE 113, DEED RECORDS;

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1 THENCE WESTERLY, FOLLOWING THE NORTHERLY LINE
2 OF SAID DAVID TRACT, 170.92 FEET TO THE MOST
3 WESTERLY NORTHWEST CORNER OF SAID DAVID TRACT,
4 WHICH IS A POINT OF THE WEST LINE OF SAID TRACT 4,
5 125.4 FEET TO THE SOUTHWEST CORNER OF SAID MURA
6 TRACT; THENCE EASTERLY FOLLOWING THE SOUTH
7 LINE OF SAID MURA TRACT, 178.03 FEET TO THE PLACE
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 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
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 ALSO EXCEPT THAT PORTION LYING NORTH OF THE
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 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
 NORTHEAST CORNER OF SAID MURA PARCEL, NORTH 00°

//

1 35' 26" WEST (CALLED PARALLEL WITH THE EAST LINE OF
2 SAID TRACT 4 IN DEEDS), 124.36 FEET TO A 5/8 INCH
3 DIAMETER IRON ROD WITH YELLOW PLASTIC CAP
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9 1992), SOUTH 89° 30' WEST, 177.14 FEET TO THE TERMINUS
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11 LINE OF SAID TRACT 4 MARKED BY A 5/8 INCH DIAMETER
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13 "COMPASS CORP." WHICH IS LOCATED NORTH 3° 43'
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15 NORTHWEST CORNER OF SAID LOT 8 OF SAID DAVID
16 CREST PLAT.

17
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5 "COMPASS CORP." WHICH IS LOCATED NORTH 3° 43'
6 WEST, 117.79 FEET FROM A 5/8 INCH IRON ROD AT THE
7 NORTHWEST CORNER OF SAID LOT 8 OF SAID DAVID
8 CREST PLAT,

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

10 DATED this 25th day of November, 2014.

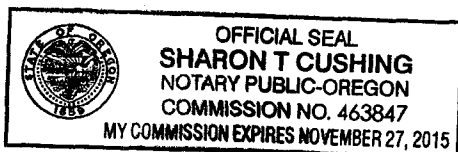
11 RCO LEGAL, P.C.

12 By: [Signature]

13 Alex Gund, OSB # 114067
14 Attorney for Plaintiff
15 511 SW 10th Ave., Ste. 400
16 Portland, OR 97205
17 (503) 977-7840; Fax: (503) 977-7963
18 agund@rcolegal.com

19 STATE OF OREGON)
20) ss.
21 COUNTY OF MULTNOMAH)

22 The foregoing instrument was signed and sworn (or affirmed) to before me on this 26
23 day of November, 2014, by Alex Gund as Attorney of RCO Legal, P.C.



27 [Signature]
28 NOTARY PUBLIC for Oregon

29 Multnomah County

30 My commission expires: 11/27/2015

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NOTICE OF LIS PENDENS

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LEGAL, P.C.

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