

2015-000421

Klamath County, Oregon

01/16/2015 08:38:07 AM

Fee: \$52.00

AFTER RECORDING RETURN TO:

RCO LEGAL, P.C.
511 SW 10TH AVE., STE. 400
PORTLAND, OR 97205-3623
Ref: 7023.57883

Document Title:

RELEASE AND CANCELLATION OF NOTICE OF LIS PENDENS

Reference Number(s) of Documents assigned or released:

Notice of Lis Pendens Recording No. 2013-005077

Plaintiff:

WELLS FARGO BANK, N.A.

Defendant:

WILLIAM J. HAMMERICH, AMY M. HAMMERICH; STATE OF OREGON; AND
OCCUPANTS OF THE PREMISES

Legal Description as follows:

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 40 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST BOUNDARY OF SAID SECTION 7, SAID POINT BEING SOUTH 00 DEGREES 12' 30" EAST, A DISTANCE OF 1474.00 FEET FROM THE 5/8 INCH IRON PIN MARKING THE NORTHWEST CORNER OF SAID SECTION 7; THENCE SOUTH 89 DEGREES 54' 30" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 26.70 FEET TO A 5/8 INCH IRON PIN ON THE EASTERLY BOUNDARY OF THE KLAMATH FALLS-MALIN HIGHWAY; THENCE CONTINUING SOUTH 89 DEGREES 54' 30" EAST A DISTANCE OF 957.88 FEET TO A 5/8 INCH IRON PIN; THENCE CONTINUING SOUTH 89 DEGREES 54' 30" EAST A DISTANCE OF 5.50 FEET TO THE CENTERLINE OF AN EXISTING IRRIGATION DITCH; THENCE SOUTH 16 DEGREES 07' 41" WEST ALONG THE CENTERLINE OF SAID DITCH A DISTANCE OF 425.04 FEET; THENCE NORTH 89 DEGREES 54' 30" WEST A DISTANCE OF 5.50 FEET TO A 5/8 INCH IRON PIN; THENCE CONTINUING NORTH 89 DEGREES 54' 30" WEST A DISTANCE OF 838.42 FEET TO A 5/8 INCH IRON PIN ON THE EASTERLY BOUNDARY OF KLAMATH FALLS-MALIN HIGHWAY; THENCE CONTINUING NORTH 89 DEGREES 54' 30" WEST A DISTANCE OF 26.60 FEET TO THE WEST LINE OF SAID SECTION 7; THENCE NORTH 00 DEGREES 12' 30" WEST ALONG THE WEST LINE OF SAID SECTION 7 A DISTANCE OF 408.50 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION DEEDED TO THE STATE OF OREGON BY AND THROUGH ITS STATE HIGHWAY COMMISSION IN VOLUME 232, PAGE 421, DEED RECORDS OF KLAMATH COUNTY, OREGON.

Assessor's Property Tax Parcel/Account Number:

R96951

1 WELLS FARGO BANK, N.A., its successors in
2 interest and/or assigns,

3 Plaintiff,

4 v.

5 WILLIAM J. HAMMERICH, AMY M.
6 HAMMERICH; STATE OF OREGON; AND
7 OCCUPANTS OF THE PREMISES,

8 Defendants.

Case No. 1300433CV

RELEASE AND CANCELLATION OF
NOTICE OF LIS PENDENS

8 Pursuant to ORS 93.740, the undersigned states:

9 1.

10 NOTICE IS HEREBY GIVEN pursuant to ORS 93.740, the general judgment of
11 foreclosure entered in the register of the above entitled court on November 8th, 2013 has been
12 satisfied wholly by the sale of the real property subject to this action. This is notice of that
13 satisfaction and is a release and cancellation of the Lis Pendens recorded on May 10th, 2013 under
14 Instrument No. 2013-005077. The description of the real property affected by the action is as
15 follows:
16

17 A TRACT OF LAND SITUATED IN THE NORTHWEST
18 QUARTER OF SECTION 7, TOWNSHIP 40 SOUTH, RANGE 10
19 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH
20 COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS
21 FOLLOWS: BEGINNING AT A POINT ON THE WEST
22 BOUNDARY OF SAID SECTION 7, SAID POINT BEING
23 SOUTH 00 DEGREES 12' 30" EAST, A DISTANCE OF 1474.00
24 FEET FROM THE 5/8 INCH IRON PIN MARKING THE
25 NORTHWEST CORNER OF SAID SECTION 7: THENCE
26 SOUTH 89 DEGREES 54' 30" EAST, PARALLEL WITH THE
NORTH LINE OF SAID SECTION 7, A DISTANCE OF 26.70
FEET TO A 5/8 INCH IRON PIN ON THE EASTERLY
BOUNDARY OF THE KLAMATH FALLS-MALIN HIGHWAY;
THENCE CONTINUING SOUTH 89 DEGREES 54' 30" EAST A
DISTANCE OF 957.88 FEET TO A 5/8 INCH IRON PIN;
THENCE CONTINUING SOUTH 89 DEGREES 54' 30" EAST A
DISTANCE OF 5.50 FEET TO THE CENTERLINE OF AN
EXISTING IRRIGATION DITCH; THENCE SOUTH 16
DEGREES 07' 41" WEST ALONG THE CENTERLINE OF SAID
DITCH A DISTANCE OF 425.04 FEET; THENCE NORTH 89

RELEASE AND CANCELLATION OF
NOTICE OF LIS PENDENS - 2

7023.57883

RCO
LEGAL, P.C.

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

1 DEGREES 54' 30" WEST A DISTANCE OF 5.50 FEET TO A 5/8
2 INCH IRON PIN; THENCE CONTINUING NORTH 89
3 DEGREES 54' 30" WEST A DISTANCE OF 838.42 FEET TO A
4 5/8 INCH IRON PIN ON THE EASTERLY BOUNDARY OF
5 KLAMATH FALLS-MALIN HIGHWAY; THENCE
6 CONTINUING NORTH 89 DEGREES 54' 30" WEST A
7 DISTANCE OF 26.60 FEET TO THE WEST LINE OF SAID
8 SECTION 7; THENCE NORTH 00 DEGREES 12' 30" WEST
9 ALONG THE WEST LINE OF SAID SECTION 7 A DISTANCE
10 OF 408.50 FEET TO THE POINT OF BEGINNING. EXCEPTING
11 THEREFROM THAT PORTION DEEDED TO THE STATE OF
12 OREGON BY AND THROUGH ITS STATE HIGHWAY
13 COMMISSION IN VOLUME 232, PAGE 421, DEED RECORDS
14 OF KLAMATH COUNTY. OREGON.

15 Commonly known as 13131 Highway 39, Klamath Falls, Oregon 97603.

16 DATED this 15 day of Jan, 2015.

17 RCO LEGAL, P.C.

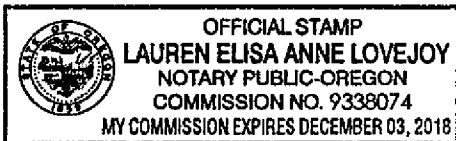
18 By: [Signature]

19 Aaron Rabirotff, OSB # 075097
20 Attorney for Plaintiff
21 511 SW 10th Ave., Ste. 400
22 Portland, OR 97205
23 Phone: 503.977.7840 Fax: 503.977.7963
24 arabirotff@rcolegal.com

25 STATE OF OREGON)
26) ss.
27 COUNTY OF MULTNOMAH)

28 The foregoing instrument was signed and sworn (or affirmed) before me on this 15
29 day of Jan, 2015, by Aaron Rabirotff as Attorney of RCO Legal, P.C.

30 [Signature]
31 NOTARY PUBLIC for Oregon



37 Multnomah County

38 My commission expires: 12/3/18