



01/27/2015 02:37:08 PM

Fee: \$57.00

After Recording Return To:
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Irvine, California 92612

Mail Tax Statement to:
MALCOLM ♦ CISNEROS, A Law Corporation
2112 Business Center Drive, Second Floor
Irvine, California 92612
Consideration: \$79,639.58

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

BENEFICIAL OREGON INC.,

Plaintiff,

vs.

JEFFREY C. MAHAN, 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:

1500257cv

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 BENEFICIAL OREGON INC., against JEFFREY C. MAHAN. The
action is now pending in the above-named Court.

1 The action affects title to the real property situated in Klamath County, Oregon, commonly
2 known as 1210 LINCOLN ST, KLAMATH FALLS, OR 97601 and legally described as follows:

3 **See Exhibit "1"**

4 Plaintiff's Complaint seeks judicial foreclosure of the written Note dated August 15, 2006,
5 secured by a Deed of Trust of same date and recorded in Official Records of the Klamath County
6 Recorder's Office on August 21, 2006, as Recording Number 2006-016749.

7 DATED: January 20, 2015

Respectfully Submitted,
MALCOLM ♦ CISNEROS, A Law Corporation

8
9 By:

☒ Nathan F. Smith, OSB #120112

☐ Richard J. Bayless, OSB #101826

Attorneys for Plaintiff

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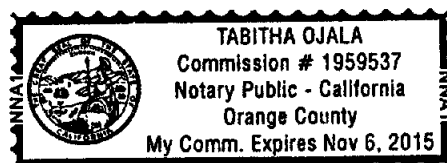
15 A notary public or other office completing this
16 certificate verifies only the identity of the
17 individual who signed the document to which this
18 certificate is attached, and not the truthfulness,
accuracy, or validity of that document.

19 State of California

20 County of Orange

21 Subscribed and Sworn to (or affirmed) before me on this 20TH day of JANUARY, 2015,
22 by NATHAN F. SMITH, proved to me on the basis of satisfactory
(insert name of signer)
23 evidence to be the person(s) who appeared before me.

24 (Seal)



Signature

EXHIBIT 1

All that portion of Lot 1, Block 59, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, to wit: Beginning on the Easterly line of Lincoln (formerly Washington) Street 40 feet Southerly from the Northerly corner of Lot 1 of said Block and Addition; thence Easterly at right angles to Lincoln Street 84 1/2 feet; thence Southerly and parallel with Lincoln Street 40 feet to the Southerly line of said Lot 1; thence Westerly along the Southerly line of said Lot 1, 84 1/2 feet to the Easterly line of Lincoln Street; thence Northerly along the Easterly line of Lincoln Street, 40 feet to the place of beginning. TOGETHER WITH an easement for a private driveway over the property adjoining the above on the North as shown by deed from Annie E. Hensley to Margaret B. Weaver recorded December 21, 1937 in Book 113 of Deed Records of said County of Klamath at Page 427 thereof.