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PITE DUNCAN, LLP  
621 SW Morrison Street, Suite 425  
Portland, OR 97205

2015-000973  
Klamath County, Oregon  
02/03/2015 03:53:01 PM  
Fee: \$47.00

43-005651

## NOTICE OF PENDENCY OF ACTION

BANK OF AMERICA, N.A.,  
**Plaintiff,**

v.

ESTATE OF MARIANNE GAUDIN; KACE  
CARPENTER; PEGGY CARPENTER; SANDY POWELL;  
KRISTY MAE SETTLE; THE UNKNOWN HEIRS AND  
ASSIGNS OF MARIANNE GAUDIN; THE UNKNOWN  
DEWISEES OF MARIANNE GAUDIN; AND ALL  
OTHER PERSONS OR PARTIES UNKNOWN  
CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST  
IN THE REAL PROPERTY COMMONLY KNOWN AS  
2538 ORCHARD AVE, KLAMATH FALLS, OR 97601,  
**Defendants.**

Case No.

1500295CV

PURSUANT TO ORS 93.740 NOTICE IS HEREBY GIVEN:

1. An action has been commenced in the Circuit Court of the State of Oregon, in and for the County of Klamath, by the above-named Plaintiff against the above named Defendants.
2. The purpose of the action is for judicial foreclosure of a deed of trust, which was recorded on February 2, 2009, in the official records of Klamath County as instrument number 2009-001211 ("Deed of Trust").
3. The Deed of Trust encumbers the real property commonly known as 2538 Orchard Ave, Klamath Falls, OR 97601 ("Subject Property"), and legally described as follows:

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LOT 17 BLOCK 125 MILLS ADDITION TO THE CITY OF KLAMATH FALLS ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY OREGON.

Dated: January 26, 2015

By: Christina C. Benton  
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Of Attorneys for Plaintiff

PURSUANT TO ORS 194.280(4)(c) AND CAL. CIVIL CODE § 1189:

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

STATE OF CALIFORNIA }  
COUNTY OF SAN DIEGO }

On JAN 26 2015 before me, ASHLEY JOHNSON, a Notary Public, personally appeared CHRISTINA C. BENTON, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Ashley Johnson (seal)  
Notary Public  
My Commission Expires March 14, 2017

