

2015-001242

Klamath County, Oregon



00165003201500012420040049

02/11/2015 01:29:16 PM

Fee: \$57.00

**RECORDING COVER SHEET**

(Per ORS 205.234 or ORS 205.244)

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any errors in this cover sheet do not effect the transaction (s) contained in the instrument itself

This space reserved for use by  
the County Recording Office

After recording return to:

Robinson Tait, P.S.  
710 2<sup>nd</sup> Avenue, Suite 710  
Seattle, WA 98104  
(206) 676-9640  
Case No. 60364-01643-JUD-OR

1. Title(s) of Transaction(s) ORS 205.234(a) NOTICE OF PENDENCY OF ACTION
2. Direct Parties and addresses ORS 205.125(1)(a) and ORS 205.160

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2005-45 MORTGAGE PASS-THROUGH CERTIFICATES,SERIES 2005-45

3. Indirect party/Grantee(s) and address ORS 205.125(1)(a) and ORS 205.160 N/A

MICHELLE PLEVEL  
SHANE SHAFER  
RUNNING Y RANCH RESORT OWNER'S ASSOCIATION  
SOUTH VALLEY BANK & TRUST NKA SIXTH STREET BRANCH  
AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT,  
TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN  
THE COMPLAINT HEREIN

4. Trustee Address: (If required):N/A
5. True and Actual Consideration ORS 93.030 N/A
6. Send Tax Statements to: N/A
7. If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244:  
"RERECORDED AT THE REQUEST OF \_\_\_\_\_  
TO CORRECT PREVIOUSLY RECORDED IN BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_, OR AS  
FEE NUMBER \_\_\_\_\_"

1  
2  
3  
4  
5  
6  
7 CIRCUIT COURT OF OREGON FOR KLAMATH COUNTY

8 THE BANK OF NEW YORK MELLON FKA  
9 THE BANK OF NEW YORK AS TRUSTEE  
10 FOR THE CERTIFICATEHOLDERS  
11 CWALT, INC. ALTERNATIVE LOAN  
12 TRUST 2005-45 MORTGAGE PASS-  
THROUGH CERTIFICATES,SERIES 2005-45,

NO. 1500 443 LV

NOTICE OF PENDENCY OF AN ACTION

13 Plaintiff,

14 vs.

15  
16 MICHELLE PLEVEL; SHANE SHAFER;  
17 RUNNING Y RANCH RESORT OWNER'S  
18 ASSOCIATION; SOUTH VALLEY BANK &  
19 TRUST NKA SIXTH STREET BRANCH;  
20 AND PERSONS OR PARTIES UNKNOWN  
CLAIMING ANY RIGHT, TITLE, LIEN, OR  
INTEREST IN THE PROPERTY DESCRIBED  
IN THE COMPLAINT HEREIN,

21 Defendants.

22  
23 PURSUANT to ORS 93.740 the undersigned states:

24 1. As plaintiff, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW  
25 YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN  
26 TRUST 2005-45 MORTGAGE PASS-THROUGH CERTIFICATES,SERIES 2005-45, has filed an  
27 action in the Circuit Court of Oregon for Klamath County.  
28

1  
2 2. MICHELLE PLEVEL; SHANE SHAFER; RUNNING Y RANCH RESORT  
3 OWNER'S ASSOCIATION; SOUTH VALLEY BANK & TRUST NKA SIXTH STREET BRANCH;  
4 AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR  
5 INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN.

6 3. The object of the action is to foreclose that certain Deed of Trust recorded on August  
7 25, 2005, under Klamath recording number M05-62763, Oregon.  
8

9 //

10 //

11 //

12 //

13 //

14 //

15 //

16 //

17 //

18 //

19 //

20 //

21 //

22 //

23 //

24 //

25 //

26 //

27 //

28 //

1  
2 4. The description of the real property to be affected is:

3 LOT 339, RUNNING Y RESORT, PHASE 4, SECOND ADDITION,  
4 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE  
5 OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

6 IN WITNESS WHEREOF, the undersigned has executed this instrument this 5 day of

7 ~~January~~ February, 2015.

8  
9  
10 [ ] Matt Booth, OSB #082663

Email: mbooth@robinsontait.com

11 [ ] Zachary Bryant, OSB #113409

Email: zbryant@robinsontait.com

12 [ ] Craig Peterson, OSB #120365

Email: cpeterson@robinsontait.com

13 [ ] Brandon Smith, OSB #124584

Email: bsmith@robinsontait.com

14 Robinson Tait, P.S.

Attorneys for Plaintiff

15 Tel: (206) 676-9640

16 Fax: (206) 676-9659

17 State of Washington )

18 County of King )

19  
20 The foregoing instrument was acknowledged before me this 5 day of February, 2015 by  
21 Brandon Smith.



Ashley E. Voigt  
NOTARY PUBLIC in and for the State of Washington,  
residing at Seattle, County of King

Renton  
Claire Buxton

My appointment expires 03/19/2017 06/19/2018