

2015-003873

Klamath County, Oregon

04/24/2015 04:04:59 PM

Fee: \$57.00

**RECORDING COVER SHEET**

This cover page has been prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

**AFTER RECORDING RETURN TO:**

Shapiro & Sutherland, LLC  
1499 SE Tech Center Place  
Suite 255  
Vancouver, WA 98683  
S&S File No. 14-115441

Recording requested by: Same

THIS SPACE RESERVED FOR USE BY THE  
COUNTY RECORDING OFFICE

**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**

☒ X

Notice of Pendency of Action

HSBC Bank USA, National Association, as trustee for the Holders of the Merrill Lynch Mortgage Investors, Inc.,  
Mortgage Pass-Through Certificates, MANA Series 2007-OAR5 v. Joshua Carpenter; et al  
Klamath County Circuit Court Case #: 1301277CV

**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**

HSBC Bank USA, National Association, as trustee  
for the Holders of the Merrill Lynch Mortgage  
Investors, Inc., Mortgage Pass-Through Certificates,  
MANA Series 2007-OAR5

**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**

JOSHUA CARPENTER; MELISSA CARPENTER; PARTIES IN POSSESSION

**4) TRUE AND ACTUAL CONSIDERATION | 5) SEND TAX STATEMENTS TO:**

ORS 93.030(5) – Amount in dollars or other

\$ \_\_\_\_\_ [ ] Other \_\_\_\_\_

**6) SATISFACTION of ORDER or WARRANT | 7) The amount of the monetary**

ORS 205.125(1)(e)

CHECK ONE: FULL

(If applicable) [ ] PARTIAL

| obligation imposed by the order

| or warrant. ORS 205.125(1)(c)

| \$ \_\_\_\_\_

**8) 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 \_\_\_\_\_."**

AFTER RECORDING RETURN TO:  
SHAPIRO & SUTHERLAND, LLC  
1499 SE Tech Center Place, Suite 255  
Vancouver, WA 98683  
S&S No: 14-115441

**NOTICE OF PENDENCY OF AN ACTION**

Pursuant to ORS 93.740, the undersigned states:

1. HSBC Bank USA, National Association, as trustee for the Holders of the Merrill Lynch Mortgage Investors, Inc., Mortgage Pass-Through Certificates, MANA Series 2007-OAR5, As Plaintiff, has filed an action in the Circuit Court for Klamath County, State of Oregon.

2. The Defendants are: Joshua Carpenter; Melissa Carpenter; Parties in Possession.

3. The description of the real property to be affected is:

See legal description attached hereto and made a part hereof as Exhibit "1".

My Commission Expires: Jan 14, 2019

ALTA Commitment ORDER NO: [REDACTED]  
ASP

FILE NO: [REDACTED]  
LENDER: [REDACTED]

#### LEGAL DESCRIPTION

The land referred to in this policy is situated in the **STATE OF OREGON, COUNTY OF KLAMATH, CITY OF KLAMATH FALLS**, and described as follows:

A TRACT OF LAND SITUATE IN THE NE 1/4 NE 1/4 OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN WHICH LIES NORTH 89°40' EAST ALONG THE 40 LINE A DISTANCE OF 780.00 FEET AND NORTH 1°02' WEST A DISTANCE OF 707.21 FEET FROM THE IRON PIN WHICH MARKS THE INTERSECTION OF FOURTH AVENUE AND FOURTH STREET OF ALTAMONT ACRES, WHICH POINT OF INTERSECTION IS ALSO THE SOUTHWEST CORNER OF NE 1/4 NE 1/4 OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE NORTH 89°41'13" EAST A DISTANCE OF 154.90 FEET TO AN IRON PIN WHICH LIES ON THE WESTERLY RIGHT OF WAY LINE OF THE U.S.R.S. DRAIN DITCH; THENCE NORTH 30°36'47" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE OF THE U.S.R.S. DRAIN DITCH, A DISTANCE OF 279.79 FEET TO AN IRON PIN WHICH MARKS THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF THE U.S.R.S. DRAIN AND THE SOUTHERLY LINE OF A 60 FOOT ROAD; THENCE SOUTH 89°41'13" WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE 60 FOOT ROAD A DISTANCE OF 16.90 FEET TO AN IRON PIN WHICH LIES ON THE EASTERLY RIGHT OF WAY LINE OF DERBY STREET; THENCE SOUTH 01°03'56" EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF DERBY STREET A DISTANCE OF 241.60 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID TRACT BEING IN THE NE 1/4 NE 1/4 OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, WITH BEARINGS BASED ON MINOR LAND PARTITION 81-6.

APN:R685823