

2015-004732

Klamath County, Oregon



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05/11/2015 03:30:25 PM

Fee: \$62.00

**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. H60128-20421-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

HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2003-A, Asset-Backed Certificates, Series 2003-A
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3. Indirect party/Grantee(s) and address ORS 205.125(1)(a) and ORS 205.160 N/A

Timothy R. Holtsclaw
Oregon Affordable Housing Assistance Corporation
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 HSBC BANK USA, NATIONAL  
9 ASSOCIATION, AS TRUSTEE FOR  
10 FREMONT HOME LOAN TRUST 2003-A,  
11 ASSET-BACKED CERTIFICATES, SERIES  
2003-A,

12 Plaintiff,

13 v.

14 TIMOTHY R. HOLTSCLAW; OREGON  
15 AFFORDABLE HOUSING ASSISTANCE  
16 CORPORATION; AND PERSONS OR  
17 PARTIES UNKNOWN CLAIMING ANY  
18 RIGHT, TITLE, LIEN, OR INTEREST IN THE  
PROPERTY DESCRIBED IN THE  
COMPLAINT HEREIN,

19 Defendant(s)

NO. 1501535 CV

NOTICE OF PENDENCY OF AN ACTION

20  
21 PURSUANT to ORS 93.740 the undersigned states:

22 1. As plaintiff, HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR  
23 FREMONT HOME LOAN TRUST 2003-A, ASSET-BACKED CERTIFICATES, SERIES 2003-A,  
24 has filed an action in the Circuit Court of Oregon for Klamath County.

25 2. Defendants are Timothy R. Holtsclaw, Oregon Affordable Housing Assistance  
26 Corporation, and Persons Or Parties Unknown In Possession Of Or Claiming Any Right, Title, Lien,  
27 Or Interest In The Property Described In The Complaint Herein.  
28

3. The object of the action is to foreclose that certain Deed of Trust recorded on May 2, 2003, under Klamath recording number Vol. M03 Page 29255, Oregon.

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AS **EXHIBIT A**

IN WITNESS WHEREOF, the undersigned has executed this 30 day of April, 2015.



☐ Matt Booth, OSB #082663

Email: mbooth@robinsontait.com

☐ Zachary Bryant, OSB #113409

Email: zbryant@robinsontait.com

☐ Craig Peterson, OSB #120365

Email: cpeterson@robinsontait.com

☒ Brandon Smith, OSB #124584

Email: bsmith@robinsontait.com

Robinson Tait, P.S.

Attorneys for Plaintiff

Tel: (206) 676-9640

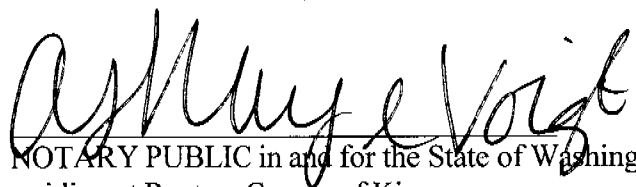
Fax: (206) 676-9659

State of Washington )

County of King )

The foregoing instrument was acknowledged before me this 30 day of April, 2015 by Brandon Smith.



  
NOTARY PUBLIC in and for the State of Washington,  
residing at Renton, County of King

Ashley Voigt

(printed or typed name)

My appointment expires 06/19/2018

# Exhibit A

29275

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The S1/2 of the North acre of Lot 65, FAIR ACRES SUBDIVISION #1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point in the East line of said Lot 65, 65.75 feet South of the Northeast corner of said Lot; thence West, parallel with the North line of said Lot, 331.0 feet to the West line of said Lot; thence South, along the West line of said Lot, a distance of 65.75 feet; thence East, parallel with the North line of said lot, a distance of 331.0 feet to the East line of said Lot; thence North, along the East line of said lot, 65.75 feet to the point of beginning. LESS AND EXCEPTING THEREFROM the West 5.0 feet thereof heretofore deeded to Klamath County for the widening of Homedale Road.