

**2015-005602**

**Klamath County, Oregon**

**06/01/2015 03:11:15 PM**

**Fee: \$52.00**

**AFTER RECORDING RETURN TO:**

RCO LEGAL, P.C.  
511 SW 10<sup>TH</sup> AVE., STE. 400  
PORTLAND, OR 97205-3623  
Ref: 7345.51424

**Document Title:**

RELEASE AND CANCELLATION OF NOTICE OF LIS PENDENS

**Reference Number(s) of Documents assigned or released:**

Notice of Lis Pendens Recording No. 2013-013909

**Plaintiff:**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

**Defendant:**

DAVID ALBERT HOLGUIN; FELICIA ALENE HOLGUIN AKA FELICIA A. HOLGUIN;  
STATE OF OREGON; AND OCCUPANTS OF THE PREMISES

**Legal Description as follows:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS: THE EASTERLY 154 FEET OF THE FOLLOWING DESCRIBED PARCEL IN THE COUNTY OF KLAMATH, STATE OF OREGON: BEGINNING AT A POINT 605 FEET SOUTH OF THE SOUTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 50 FEET; THENCE WEST 230 FEET; THENCE NORTH 50 FEET; THENCE EAST 230 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN. SAVE AND EXCEPT A STRIP OF LAND 30 FEET WIDE OFF THE EAST SIDE FOR ROADWAY.

**Assessor's Property Tax Parcel/Account Number:**

R541854

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5  
6 JPMORGAN CHASE BANK, NATIONAL  
7 ASSOCIATION, its successors in interest and/or  
8 assigns,

9 Plaintiff,

10 v.

11 DAVID ALBERT HOLGUIN; FELICIA  
12 ALENE HOLGUIN AKA FELICIA A.  
13 HOLGUIN; STATE OF OREGON; AND  
14 OCCUPANTS OF THE PREMISES,

15 Defendants.

Case No. 1300863CV

RELEASE AND CANCELLATION OF  
NOTICE OF LIS PENDENS

16 Pursuant to ORS 93.740, the undersigned states:

17 1.

18 NOTICE IS HEREBY GIVEN pursuant to ORS 93.740, the general judgment of  
19 foreclosure and money award entered in the register of the above entitled court on January 23, 2014,  
20 has been satisfied wholly by the sale of the real property subject to this action. This is notice of that  
21 satisfaction and is a release and cancellation of the Lis Pendens recorded on December 19, 2013,  
22 under Instrument No. 2013-0013909. The description of the real property affected by the action is  
23 as follows:

24 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN  
25 THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS  
26 DESCRIBED AS FOLLOWS: THE EASTERLY 154 FEET OF  
THE FOLLOWING DESCRIBED PARCEL IN THE COUNTY OF  
KLAMATH, STATE OF OREGON: BEGINNING AT A POINT  
605 FEET SOUTH OF THE SOUTHEAST CORNER OF THE NE  
1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 39 SOUTH,

RELEASE AND CANCELLATION OF  
NOTICE OF LIS PENDENS - 2

7345.51424

RCO  
LEGAL, P.C.

511 SW 10th Ave., Ste. 400  
Portland, OR 97205  
Phone: 503.977.7840  
Fax: 503.977.7963

RANGE 9 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 50 FEET; THENCE WEST 230 FEET; THENCE NORTH 50 FEET; THENCE EAST 230 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN. SAVE AND EXCEPT A STRIP OF LAND 30 FEET WIDE OFF THE EAST SIDE FOR ROADWAY.

Commonly known as 3542 Summers Lane, Klamath Falls, Oregon 97603-0000.

DATED this 13 day of May, 2015.

RCO LEGAL, P.C.

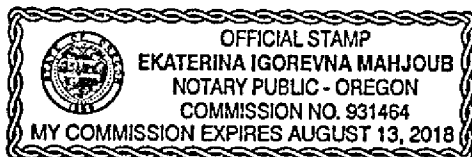
By:

Shawn Morgan, OSB # 122103  
Attorney for Plaintiff  
511 SW 10<sup>th</sup> Ave., Ste. 400  
Portland, OR 97205  
Phone: 503.977.7840 Fax: 503.977.7963  
smorgan@rcolegal.com

STATE OF OREGON )  
 ) ss.  
COUNTY OF MULTNOMAH )

The foregoing instrument was signed and ~~sworn~~ (or affirmed) before me on this 13 day of May, 2015, by Shawn Morgan as Attorney of RCO Legal, P.C.

E. Mahjoub  
NOTARY PUBLIC for Oregon



Multnomah County

My commission expires: 8.13.2018

RELEASE AND CANCELLATION OF  
NOTICE OF LIS PENDENS - 2

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