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621 SW Morrison Street, Suite 425  
Portland, OR 97205

**2015-005613**  
Klamath County, Oregon  
06/02/2015 09:10:15 AM  
Fee: \$47.00

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**NOTICE OF PENDENCY OF ACTION**

WELLS FARGO BANK, N. A.,  
**Plaintiff,**

v.

CARL WILLIAM JENSEN, III; SUSAN KAY JENSEN;  
CHASE BANK USA, N. A.; ADVANTAGE ASSETS II,  
INC.; CAVALRY PORTFOLIO SERVICES, LLC;  
MIDLAND FUNDING LLC AND ALL OTHER  
PERSONS OR PARTIES UNKNOWN CLAIMING ANY  
RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL  
PROPERTY COMMONLY KNOWN AS 1107  
MCCLELLAN DRIVE, KLAMATH FALLS, OR 97603,  
**Defendants.**

Case No. 1501701CW

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 November 8, 2005, in the official records of Klamath County as instrument number M05-68599 ("Deed of Trust").
3. The Deed of Trust encumbers the real property commonly known as 1107 McClellan Drive, Klamath Falls, OR 97603-4137 ("Subject Property"), and legally described as follows:

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A PARCEL OF LAND SITUATED IN THE NE1/4 SW1/4, SECTION 36, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIN ON THE EASTERLY LINE OF McCLELLAN DRIVE, SAID PONT BEING SOUTH 0° 16' EAST A DISTANCE OF 138.43 FEET FROM THE NORTHEAST CORNER OF FIRST ADDITION TO MOYINA, ACCORDING TO THE DULY RECORDED PLAT OF SAID SUBDIVISION; THENCE SOUTH 0° 16' EAST ALONG THE EASTERLY LINE OF McCLELLAN DRIVE A DISTANCE OF 115 FEET TO A 1/2 INCH IRON PIN; THENCE NORTH 89° 44' EAST A DISTANCE OF 120 FEET TO A 1/2 INCH IRON PIN; THENCE NORTH 47° 52' EAST A DISTANCE OF 39.73 FEET TO A 1/2 INCH IRON PIN; THENCE NORTH 42° 08' WEST A DISTANCE OF 145.71 FEET TO A 1/2 INCH IRON PIN; THENCE ALONG A 30 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 72.33 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. (THE BEARINGS ON THE ABOVE DESCRIBED PARCEL OF LAND ARE BASED ON THE PLAT OF FIRST ADDITION OF MOYINA.)

Dated:

5/12/15

By:

  
Hunter Zook, OSB #095578  
(503) 222-2260 (Facsimile)  
Of Attorneys for Plaintiff

STATE OF OREGON       }  
COUNTY OF MULTNOMAH }

The foregoing instrument was acknowledged before me on this 12<sup>th</sup> day of May, 2015  
by Hunter Zook of Pite Duncan, LLP, corporation, on behalf of the corporation.  
WITNESS my hand and official seal.

Signature Debra Marie Johnson (seal)  
Notary Public  
My Commission Expires: 2/9/2019

