

AMERITITLE
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2015-008743

Klamath County, Oregon

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Fee: \$52.00

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. 15-116553

Recording requested by: Same

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

☒ X

Notice of Pendency of Action

Beneficial Oregon, Inc. v. Sharon B. Timmons; et al
Klamath County Circuit Court Case #: 15CV19734

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

Beneficial Oregon, Inc.

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

SHARON B. TIMMONS; DAVID N. TIMMONS; 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: 15-116553

NOTICE OF PENDENCY OF AN ACTION

Pursuant to ORS 93.740, the undersigned states:

1. Beneficial Oregon, Inc., As Plaintiff, has filed an action in the Circuit Court for Klamath County, State of Oregon.

2. The Defendants are: SHARON B. TIMMONS; DAVID N. TIMMONS; PARTIES IN POSSESSION.

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

A tract of land described as follows: Beginning at a point which lies South 1 degree 21' West along the quarter line a distance of 605.5 feet and North 89 ° 09' West a distance of 20 feet from the iron axle which marks the quarter corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, and running thence: Continuing North 89 ° 09' a distance of 738.84 feet to a point on the Easterly right of way line of the Dalles-California Highway; thence following the Easterly right of way line of the Dalles-California Highway South 6 ° 02' West a distance of 110 feet to a point; thence South 88 ° 25' East a distance of 327.7 feet to a point; thence South 6 ° 02' West parallel to the Easterly right of way line of the Dalles-California Highway distance of 585.55 feet to a point on the forty line; thence North 89 ° 41' East along the forty line a distance of 468 feet to a point; thence North 1 ° 21' East a distance of 687.5 feet, more or less, to the point of beginning, said tract, in the NE1/4 NW1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

4. The object of the action is to foreclose a Deed of Trust dated March 27, 2006, recorded March 30, 2006 in Instrument No. M06-06078 in Klamath County, Oregon.

Dated this 4th day of August, 2015

By: _____

[] James A. Craft #090146 [jcraft@logs.com]*
[] Kelly D. Sutherland #873575 [ksutherland@logs.com]
☒ Cara J. Richter #094855 [crichter@logs.com]
[] Holger Uhl #950143 [huhl@logs.com]*
[] Mary Hannon # 131074 [mhannon@logs.com]*
[] Adam R. Hollar # 093870 [ahollar@LOGS.com]*
of SHAPIRO & SUTHERLAND, LLC
Attorneys for Plaintiff,
1499 SE Tech Center Place, Suite 255
Vancouver, WA 98683
7632 SW Durham Road, Suite 350
Tigard, OR 97224*
(360)260-2253; Fax (360)260-2285

STATE OF WASHINGTON)
)ss
Clark County)

The foregoing 2 page instrument was acknowledged before me this 4th day of August, 2015, by Cara J. Richter

NOTARY PUBLIC
STATE OF WASHINGTON
GENEVIEVE LARSON
MY COMMISSION EXPIRES
APRIL 19, 2017

Notary Public of Washington
My Commission Expires: 8/19/2017