

2016-001382

Klamath County, Oregon

02/11/2016 11:58:29 AM

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: 7023.501917/Beachboard-FHA

**Document Title:** - RELEASE AND CANCELLATION OF NOTICE OF LIS PENDENS –  
Recorded in the real property records of Klamath County, Oregon on March 26, 2014, under  
Instrument No. 2014-002640.

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

**Defendants:** WILL BEACHBOARD, JR. AKA WILLIAM KENNETH BEACHBOARD, JR.  
AKA WILLIAM K, BEACHBOARD; HELEN BEACHBOARD AKA HELEN MARIE  
BEACHBOARD; THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK  
AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWHEQ  
INC., HOME EQUITY LOAN ASSET-BACKED CERTIFICATES SERIES 2006-  
S7; OCCUPANTS OF THE PREMISES; AND THE REAL PROPERTY LOCATED AT 2420  
GARDEN AVENUE, KLAMATH FALLS, OREGON 97601

**Legal Description:** LOT 439, BLOCK 126, MILLS ADDITION TO THE CITY OF  
KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE  
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

APN: R482212

1 WELLS FARGO BANK, N.A., its successors in  
2 interest and/or assigns,

3 Plaintiff,

Case No. 1401037CV

4 v.

RELEASE AND CANCELLATION  
OF NOTICE OF LIS PENDENS

5  
6 WILL BEACHBOARD, JR. AKA WILLIAM  
7 KENNETH BEACHBOARD, JR. AKA  
8 WILLIAM K, BEACHBOARD; HELEN  
9 BEACHBOARD AKA HELEN MARIE  
10 BEACHBOARD; THE BANK OF NEW YORK  
11 MELLON FKA THE BANK OF NEW YORK  
12 AS TRUSTEE FOR THE BENEFIT OF THE  
13 CERTIFICATEHOLDERS OF THE CWHEQ  
14 INC., HOME EQUITY LOAN ASSET-  
15 BACKED CERTIFICATES SERIES 2006-  
16 S7; OCCUPANTS OF THE PREMISES; AND  
17 THE REAL PROPERTY LOCATED AT 2420  
18 GARDEN AVENUE, KLAMATH FALLS,  
19 OREGON 97601,

20 Defendants.

21 Pursuant to ORS 93.740, the undersigned states:

22 1.

23 NOTICE IS HEREBY GIVEN pursuant to ORS 93.740, the General Judgment of  
24 Foreclosure against Defendants Will Beachboard, Jr., aka William Kenneth Beachboard, Jr., aka  
25 William K. Beachboard, Helen Beachboard, aka Helen Marie Beachboard, The Bank of New York  
26 Mellon, fka The Bank of New York, as Trustee for the Benefit of The Certificateholders of the  
CWHEQ Inc., Home Equity Loan Asset-Backed Certificates Series 2006-S7, The Real Property  
Located at 2420 Garden Avenue, Klamath Falls, Oregon 97601, and Money Award against The  
Real Property Located at 2420 Garden Avenue, Klamath Falls, Oregon 97601, entered in the  
register of the above entitled Court on November 18, 2014, has been wholly satisfied by the judicial

RELEASE AND CANCELLATION OF  
NOTICE OF LIS PENDENS - Page 2 of 3

7023.501917

RCO  
LEGAL, P.C.

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

1 sheriff's sale of the real property subject to this action. This is notice of that satisfaction and is a  
2 release and cancellation of the Notice of Lis Pendens recorded in the real property records of  
3 Klamath County, Oregon on March 26, 2014, under Instrument No. 2014-002640. The legal  
4 description of the real property affected by the action is as follows:  
5

6 LOT 439, BLOCK 126, MILLS ADDITION TO THE CITY OF  
7 KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT  
8 THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK  
9 OF KLAMATH COUNTY, OREGON.

10 Commonly known as 2420 Garden Avenue, Klamath Falls, Oregon 97601.

11 DATED this 10 day of February, 2016.

12 RCO LEGAL, P.C.

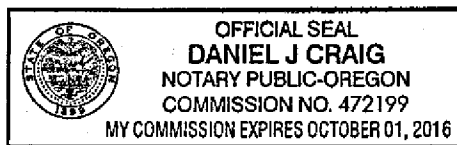
13 By: 

14 Erik Wilson, OSB # 095507  
15 Attorney for Plaintiff  
16 511 SW 10th Avenue, Suite #400  
17 Portland, Oregon 97205-3623  
18 Ph: 503-977-7840; Fax: 503-977-7963  
19 JudicialFCPostSaleOR@rcolegal.com

20 STATE OF OREGON )  
21 ) ss.  
22 COUNTY OF MULTNOMAH )

23 The foregoing instrument was signed and sworn (or affirmed) before me on this 10<sup>th</sup>  
24 day of February, 2016, by Erik Wilson, as Attorney of RCO Legal, P.C.

25   
26 NOTARY PUBLIC for Oregon



Multnomah County

My Commission Expires: 10/01/16