

2016-002376

Klamath County, Oregon

03/03/2016 12:26:53 PM

Fee: \$72.00

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 2nd Avenue, Suite 710

Seattle, WA 98104

(206) 676-9640

Case No. 60111-00509-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

WELLS FARGO BANK, N.A.

3. Indirect party/Grantee(s) and address ORS 205.125(1)(a) and ORS 205.160 N/A

KAREN E. DAVENPORT

MICHAEL W. TRUE

THE HUNTINGTON NATIONAL BANK FKA UNION FEDERAL BANK OF
INDIANAPOLIS

AND 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 _____"

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6
7 CIRCUIT COURT OF OREGON FOR KLAMATH COUNTY

8 WELLS FARGO BANK, N.A.,

9 Plaintiff,

10 v.

11
12 KAREN E. DAVENPORT; MICHAEL W.
13 TRUE; THE HUNTINGTON NATIONAL
14 BANK FKA UNION FEDERAL BANK OF
15 INDIANAPOLIS; AND PERSONS OR
16 PARTIES UNKNOWN CLAIMING ANY
17 RIGHT, TITLE, LIEN, OR INTEREST IN THE
18 PROPERTY DESCRIBED IN THE
19 COMPLAINT HEREIN,

20 Defendants.

NO. 16CV04003

NOTICE OF PENDENCY OF AN ACTION

21 PURSUANT to ORS 93.740 the undersigned states:

22 1. As plaintiff, WELLS FARGO BANK, N.A., has filed an action in the Circuit Court of
23 Oregon for Klamath County.

24 2. Defendants are KAREN E. DAVENPORT; MICHAEL W. TRUE; THE
25 HUNTINGTON NATIONAL BANK FKA UNION FEDERAL BANK OF INDIANAPOLIS; AND
26 PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN
27 THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN.

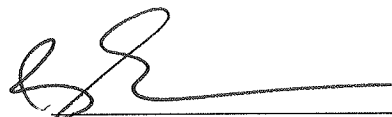
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3. The object of the action is to foreclose that certain Deed of Trust recorded on October 27, 2005, under Klamath recording number M05-67651, Oregon.

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 instrument this 22 day of January, 2016.



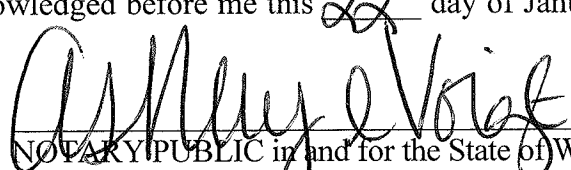
☐ Craig Peterson, OSB #120365
Email: cpeterson@robinsontait.com
☒ Brandon Smith, OSB #124584
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Email: jfender@robinsontait.com
Robinson Tait, P.S.
Attorneys for Plaintiff
Tel: (206) 676-9640
Fax: (206) 676-9659


State of Washington)

County of King)

The foregoing instrument was acknowledged before me this 22 day of January, 2016 by Brandon Smith.




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


Melissa Stapleton

(printed or typed name)

My appointment expires 10/19/2019

01/19/2018

Exhibit A

Beginning at a point in the South line of Roseway Drive, 14 feet East of the Northwest corner of Lot 37 of ROSELAWN Subdivision Block 70, BUENA VISTA ADDITION to Klamath Falls; according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, recorded in Book 7, page 2, April 12, 1927; thence South at right angles 61.5 feet to the North line of alley; thence East along said North line 50 feet; thence North at right angles 61.5 feet to a point in the South line of Roseway Drive 20 feet East of the Northwest corner of Lot 36; thence West on said South line 50 feet to the place of beginning; being the East 30 feet of Lot 37 and the West 20 feet of Lot 36, of said ROSELAWN Subdivision, Block 70, BUENA VISTA ADDITION; said tract facing 50 feet on the South line of Roseway Drive, and extending 61.5 feet South therefrom.

TOGETHER with the N1/2 of the vacated alley adjoining said property which was vacated by Ordinance No. 5038 recorded December 10, 1958 in Volume 307, page 405, Deed Records of Klamath County, Oregon.

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6
7 CIRCUIT COURT OF OREGON FOR KLAMATH COUNTY

8 WELLS FARGO BANK, N.A.,

9 Plaintiff,

10 v.

NO.

SUMMONS

11
12 KAREN E. DAVENPORT; MICHAEL W.
13 TRUE; THE HUNTINGTON NATIONAL
14 BANK FKA UNION FEDERAL BANK OF
15 INDIANAPOLIS; AND PERSONS OR
16 PARTIES UNKNOWN CLAIMING ANY
17 RIGHT, TITLE, LIEN, OR INTEREST IN THE
18 PROPERTY DESCRIBED IN THE
19 COMPLAINT HEREIN,

20 Defendants.

21
22 TO: KAREN E. DAVENPORT; MICHAEL W. TRUE; THE HUNTINGTON NATIONAL BANK
23 FKA UNION FEDERAL BANK OF INDIANAPOLIS; AND PERSONS OR PARTIES UNKNOWN
24 CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN
25 THE COMPLAINT HEREIN.

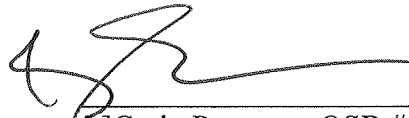
26
27 IN THE NAME OF THE STATE OF OREGON: You are hereby required to appear and
28 defend against the allegations contained in the Complaint filed against you in the above entitled
proceeding within thirty (30) days from the date of service of this Summons upon you, or within sixty
(60) days if you are a United States government defendant. If you fail to appear and defend this
matter within thirty (30) days from the date of service of this Summons upon you, WELLS FARGO
BANK, N.A. will apply to the Court for the relief demanded in the Complaint.

1
2 **NOTICE TO DEFENDANTS: READ THESE PAPERS CAREFULLY!**

3 You must "appear" in this case or the other side will win automatically. To "appear" you
4 must file with the court a legal paper called a "motion" or "answer." The "motion" or "answer" must
5 be given to the court clerk or administrator within thirty days along with the required filing fee. It
6 must be in proper form and have proof of service on the plaintiff's attorney or, if the plaintiff does
7 not have an attorney, proof of service on the plaintiff.
8

9 **IF YOU HAVE ANY QUESTIONS, YOU SHOULD SEE AN ATTORNEY**
10 **IMMEDIATELY.** If you need help in finding an attorney, you may call the Oregon State Bar's
11 Lawyer Referral Service at (503) 684-3763 or toll-free in Oregon at (800) 452-7636.
12

13 DATED this 22 day of January, 2016.

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16 [] Craig Peterson, OSB #120365
Email: cpeterson@robinsontait.com
17 ☒ Brandon Smith, OSB #124584
Email: bsmith@robinsontait.com
18 [] Zhi Pauline Zheng, OSB #144692
Email: pzheng@robinsontait.com
19 [] Jaimie Fender, OSB #120832
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