

After recording return to:  
MH JUDICIAL FORECLOSURE DEPT.  
920 SW 3rd Ave, 1st Floor  
Portland, OR 97204  
Phone: (971) 201-3200  
Fax: (971) 201-3202

2016-004805  
Klamath County, Oregon  
05/11/2016 09:13:00 AM  
Fee: \$52.00

**NOTICE OF PENDENCY OF AN ACTION**

IN THE CIRCUIT COURT OF THE STATE OF OREGON

FOR THE COUNTY OF KLAMATH

NATIONSTAR MORTGAGE LLC,

Plaintiff,

vs.

SEAN L MARTIN; CREDIT BUREAU OF  
KLAMATH COUNTY; OCCUPANTS OF  
THE PROPERTY

Defendants.

Case No.: 16CV14093

NOTICE OF PENDENCY OF AN ACTION

**PURSUANT TO ORS 93.740, THE UNDERSIGNED STATES:**

- 1.) NOTICE IS HEREBY GIVEN that the above-named Plaintiff has commenced an action against the above-named defendants in the Circuit Court of Klamath County by filing a Complaint. This is notice of pendency of that action.
- 2.) The names of the parties to the action are set forth above.
- 3.) The object of the action is to foreclose a Deed of Trust. The Deed of Trust was recorded on 12/21/2006 with the Clerk of Klamath County Deeds and Records under Instrument No. 2006-025178.
- 4.) The description of the real property encumbered by this Deed of Trust and affected by the action is attached as Exhibit 1. The property is commonly known as 139 Uerlings Ave, Klamath Falls, OR 97601, and has APN No. R409579.

All persons dealing with the real property subsequent to the recording of this Lis Pendens will take subject to the Plaintiff's rights as established in the action.

DATED: 5/9/16

McCarthy & Holthus, LLP

*Amber Labrecque*

- ☐ Casey C. Pence, OSB No. 975271
- ☐ Robert B. Hakari, OSB No. 114082
- ☒ Amber Labrecque, OSB No. 094593
- ☐ Carrie A. Majors-Staab, OSB No. 980785
- ☐ Ellis W. Wilder, OSB No. 124995
- ☐ Andreanna C. Smith, OSB No. 131336
- ☐ Brady Godbout, OSB No. 132708
- ☐ Jeremy Clifford, OSB No. 142987
- ☐ Michael Scott, OSB No. 973947

920 SW 3rd Ave, 1st Floor

Portland, OR 97204

Phone: (971) 201-3200

Fax: (971) 201-3202

alabrecque@mccarthyholthus.com

Of Attorneys for Plaintiff

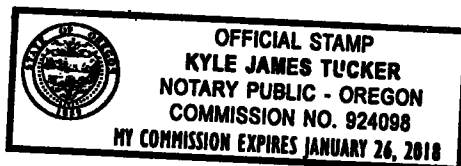
State of OREGON

County of MULTNOMAH

This instrument was acknowledged before me on 5/9, 2016 by  
Amber Labrecque as attorney for NATIONSTAR MORTGAGE LLC.

*[Signature]*  
Notary Public – State of Oregon

My commission expires: 1/26/18



## Exhibit 1

### PARCEL 1

A portion of Lots 1 and 7, Block 102, BUENA VISTA 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, more particularly described as follows:

Beginning at the Southeast corner of Lot 1; thence North along the West boundary of University Street 50 feet to a point; thence Southwesterly parallel with the South line of said Lot 1 to the East line of Lot 7; thence Northerly along said East line of Lot 7 to the Northeast corner thereof; thence Southwesterly along North line of Lot 7, 10 feet to a point; thence Southerly parallel with the East line of Lot 7 to the South line thereof; thence Northeasterly along the South line of Lot 7 a distance of 10 feet to the Southwest corner of Lot 1; thence continuing Northeasterly along the South line of Lot 1 to the point of beginning.

### PARCEL 2

A portion of Lot 8, Block 102, BUENA VISTA 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, more particularly described as follows:

Beginning at the Northwestern corner of said Lot 8; thence Easterly along the Northerly line of Lot 8 a distance of 170.6 feet to the true point of beginning of this description; thence Southerly 5 feet parallel to California Avenue; thence Easterly parallel to the Northerly boundary line of said Lot 8 to the Westerly line of Uerlings Street; thence Northerly along Uerlings Street, a distance of 5 feet, more or less to the Northeasterly corner of said Lot 8; thence Westerly along the Northerly line of said Lot 8, to the point of beginning.

### PARCEL 3

The Southeasterly 8 feet, (as measured along the Westerly line and parallel to the South line of Lot) of the following parcel:

All of Lot 1, Block 102 of BUENA VISTA 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, SAVING AND EXCEPTING a tract of land described as follows:

Beginning at the Southwest corner of Lot 1, Block 102 of BUENA VISTA ADDITION and running thence Northerly along the Westerly line of said Lot 1 a distance of 50 feet to a point; thence Easterly along a line parallel to the South line of said Lot 1 to the Easterly line of said Lot 1; thence South along the Easterly line of said Lot 1 to the Southeast corner of Lot 1 in Block 102 of BUENA VISTA ADDITION; thence Westerly along the South line of said Lot 1 to the point of beginning, being the Southerly portion of said Lot; ALSO SAVING AND EXCEPTING that portion of said Lot 1 lying Northerly of said line between Lots 2 and 6 of said Block 102 extended, through said Lot 1 to Second Street.