

AFTER RECORDING RETURN TO:

RCO LEGAL, P.C.
511 SW 10TH AVE., STE. 400
PORTLAND, OR 97205-3623
Ref: 7477.50329

Document Title:
RELEASE AND CANCELLATION OF NOTICE OF LIS PENDENS

Reference Number(s) of Documents assigned or released:
Notice of Lis Pendens Recording No. 2013-008403

Plaintiff:
KONDAUR CAPITAL CORPORATION, AS SEPARATE TRUSTEE OF MATAWIN
VENTURES TRUST SERIES 2013-1

Defendant:
ROBERT LEDBETTER AKA ROBERT D. LEDBETTER; JERI LEDBETTER AKA JERI A.
LEDBETTER; ASSET ACCEPTANCE LLC; OCCUPANTS OF THE PREMISES; AND THE
REAL PROPERTY LOCATED AT 3209 HILYARD AVENUE, KLAMATH FALLS, OREGON
97603

Legal Description as follows:
THE EAST HALF OF LOT 19 IN BLOCK 5 OF FIRST ADDITION TO ALTAMONT ACRES,
SAVING
AND EXCEPTING THEREFROM THE SOUTHERLY 10 FEET OF THE EAST HALF OF
SAID LOT 19,
ALL ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY
CLERK OF KLAMATH COUNTY, OREGON.

Assessor's Property Tax Parcel/Account Number:
R528290

1 KONDAUR CAPITAL CORPORATION, AS
2 SEPARATE TRUSTEE OF MATAWIN
3 VENTURES TRUST SERIES 2013-1, its
successors in interest and/or assigns,

4 Plaintiff,

5 v.

6 ROBERT LEDBETTER AKA ROBERT D.
7 LEDBETTER; JERI LEDBETTER AKA JERI
8 A. LEDBETTER; ASSET ACCEPTANCE LLC;
9 OCCUPANTS OF THE PREMISES; AND THE
REAL PROPERTY LOCATED AT 3209
HILYARD AVENUE, KLAMATH FALLS,
OREGON 97603,

10 Defendants.

Case No. 1302516CV

RELEASE AND CANCELLATION OF
NOTICE OF LIS PENDENS

11 Pursuant to ORS 93.740, the undersigned states:

12 1.

13 NOTICE IS HEREBY GIVEN pursuant to ORS 93.740, the general judgment of
14 foreclosure entered in the register of the above entitled court on August 29, 2014 has been satisfied
15 wholly by the sale of the real property subject to this action. This is notice of that satisfaction and is
16 a release and cancellation of the Lis Pendens recorded on July 24, 2013 under Instrument No. 2013-
17 008403. The description of the real property affected by the action is as follows:
18

19 THE EAST HALF OF LOT 19 IN BLOCK 5 OF FIRST
20 ADDITION TO ALTAMONT ACRES, SAVING AND
21 EXCEPTING THEREFROM THE SOUTHERLY 10 FEET OF
22 THE EAST HALF OF SAID LOT 19, ALL ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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RELEASE AND CANCELLATION OF
NOTICE OF LIS PENDENS - 2

7477.50329

RCO
LEGAL, P.C.

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

Commonly known as 3209 Hilyard Avenue, Klamath Falls, Oregon 97603.

DATED this 16 day of May, 2016.

RCO LEGAL, P.C.

By: [Signature] OSB: 115304
Attorney for Plaintiff Randall Szabo
511 SW 10th Ave., Ste. 400
Portland, OR 97205
Phone: 503.977.7840 Fax: 503.977.7963

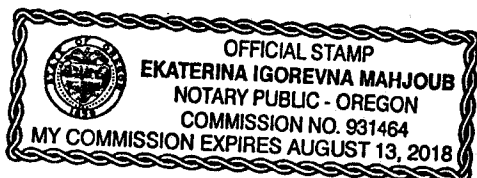
STATE OF OREGON)
) ss.
COUNTY OF MULTNOMAH)

The foregoing instrument was signed and ~~sworn~~ (or affirmed) before me on this 16
day of May, 2016, by Randall Szabo as Attorney of RCO Legal, P.C.

[Signature]
NOTARY PUBLIC for Oregon

Multnomah County

My commission expires: 8.13.2018



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