

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

2016-011442
Klamath County, Oregon
10/27/2016 09:12:00 AM
Fee: \$57.00

NOTICE OF PENDENCY OF AN ACTION

IN THE CIRCUIT COURT OF THE STATE OF OREGON

FOR THE COUNTY OF KLAMATH

BANK OF AMERICA, N.A.,

Plaintiff,

vs.

MICHAEL R. CHAPMAN AKA MICHAEL
RAY CHAPMAN DBA AB TOWING;
CARTER-JONES COLLECTION
SERVICES; PREMIER FINANCE
COMPANY; ROSHELLE MUNSON;
EDWARD LUNDE; STATE OF OREGON;
UNITED STATES OF AMERICA;
OCCUPANTS OF THE PROPERTY,

Defendants.

Case No.: 16CV34843

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 07/20/2007 with the Clerk of Klamath County Deeds and Records under Instrument No. 2007-012891.

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 5734 Homedale Rd, Klamath Falls, OR 97603, and has APN No. R575443.

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: 10/26/2016

McCarthy & Holthus, LLP

Carrie A. Staab

☐ Casey C. Pence, OSB No. 975271

☐ Robert B. Hakari, OSB No. 114082

☒ 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

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cmajors-staab@mccarthyholthus.com

Of Attorneys for Plaintiff

State of OREGON

County of MULTNOMAH

This instrument was acknowledged before me on 10/26, 2016 by Carrie A. Majors-Staab as attorney for BANK OF AMERICA, N.A..

[Signature]
Notary Public – State of Oregon

My commission expires: 1/26/18

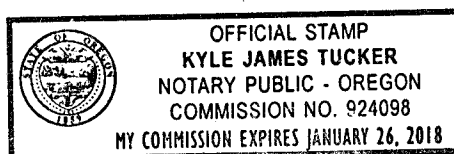


EXHIBIT 1

The South 120 feet of the following described tract:

A tract of land situated in the NW1/4 SE1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, more particularly described as follows:

Beginning at a one-half inch iron pin on the Westerly right of way line of Homedale Road, said point being South 00° 02' 35" East 2169.24 feet (2170.00 feet by record) and South 89° 48' 28" West 30.00 feet from the Northeast corner of the SW1/4 NE1/4 of said Section 14; thence South 00° 02' 35" East along said right of way line 240.00 feet to a 5/8 inch iron pin; thence South 89° 48' 28" West 703.77 feet to a 5/8 inch iron pin on the Easterly right of way line of U.S.B.R. A-3-B irrigation lateral; thence North 24° 44' 39" East along said Easterly right of way line 264.67 feet to a 5/8 inch iron pin; thence North 89° 48' 28" East along the Northerly edge of an existing fence line 592.80 feet to the point of beginning.

McCarthy ♦ Holthus

A Limited Liability Partnership

A Multijurisdictional Law Firm

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Email to all personnel:

First initial and last name@mccarthyholthus.com

October 26, 2016

Klamath County Clerk's Office - Recording

305 Main Street Klamath Falls OR 97601

Re: Bank of America, N.A. v. Chapman, et al.

Case No: 16CV34843

MH File No.: OR-14-653008-JUD

Dear Recorder:

Enclosed are the following:

1. Check for **\$52.00** (\$42.00 +\$5.00/each additional page)
2. Original Lis Pendens

Please record the Lis Pendens. Thank you for your assistance. Please feel free to contact our office if you have any questions.

Sincerely,

McCarthy & Holthus, LLP

Judicial Foreclosure Team

Phone: (971) 201-3200

Fax: (971) 201-3202

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Facsimile (208) 947-5910

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