

2017-001365

Klamath County, Oregon



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02/08/2017 09:16:31 AM

Fee: \$62.00

**RECORDING COVER SHEET (Please Print or Type)**

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

THIS SPACE RESERVED FOR USE BY  
THE COUNTY RECORDING OFFICE

**AFTER RECORDING RETURN TO:**

ABC Legal Services

310 SW 4th Ave

Ste 440

Portland, OR 97204

**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**

Notice of Pendency of an Action

**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**

Debbie R. Brown

Richard E. Brown

**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**

Ditech Financial LLC

**4) TRUE AND ACTUAL CONSIDERATION**

ORS 93.030(5) – Amount in dollars or other

\$ \_\_\_\_\_ ☐ Other**5) SEND TAX STATEMENTS TO:****6) SATISFACTION of ORDER or WARRANT**

ORS 205.125(1)(e)

CHECK ONE: ☐ FULL  
(If applicable) ☐ PARTIAL

**7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)**

\$ \_\_\_\_\_

**8) 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 \_\_\_\_\_."

1 After Recording Return To:  
2 MALCOLM ♦ CISNEROS, A Law Corporation  
2112 Business Center Drive, Second Floor  
Irvine, California 92612

3 Mail Tax Statement to:  
4 MALCOLM ♦ CISNEROS, A Law Corporation  
2112 Business Center Drive, Second Floor  
Irvine, California 92612  
5 Consideration: \$59,507.14

6  
7  
8  
9  
10  
11 **IN THE CIRCUIT COURT OF THE STATE OF OREGON**  
12 **FOR THE COUNTY OF KLAMATH**

13 DITECH FINANCIAL LLC,

14 Plaintiff,

15 vs.

16 DEBBIE R. BROWN, an individual;  
17 RICHARD E. BROWN, an individual; and all  
other persons, parties, or occupants unknown  
18 claiming any legal or equitable right, title,  
estate, lien, or interest in the real property  
19 described in the complaint herein, adverse to  
Plaintiff's title, or any cloud on Plaintiff's title  
to the Property.

20 Defendants.  
21  
22  
23

CASE NUMBER: 17CV04426

**NOTICE OF PENDENCY OF AN ACTION**

24 **NOTICE IS HEREBY GIVEN** that, pursuant to ORS 93.740, the undersigned states that  
25 the above-entitled action concerning and affecting real property as described below was commenced  
26 in the above-named Court by Ditech Financial LLC, against Defendants DEBBIE R. BROWN and  
27 RICHARD E. BROWN. The action is now pending in the above-named Court.

28 The action affects title to the real property situated in Klamath County, Oregon, commonly

known as 48800 HIGHWAY 140 EAST, BLY, OREGON 97622 and legally described as follows:

see Exhibit "1" attached hereto.

Plaintiff's Complaint seeks judicial foreclosure of the written Note dated May 14, 2003, secured by a Deed of Trust of same date and recorded in Official Records of the Klamath County Recorder's Office on May 28, 2003, as Recording Number Vol M03 Page 35894.

DATED: November 1/31, 2016/7 Respectfully Submitted,  
MALCOLM ♦ CISNEROS, A Law Corporation

By:

Nathan F. Smith, OSB #120112  
Attorney for Plaintiff  
MALCOLM ♦ CISNEROS, A Law Corporation  
2112 Business Center Drive, Second Floor  
Irvine, California 92612  
Phone: (949) 252-9400  
Fax: (949) 252-1032  
Email: nathan@mclaw.org

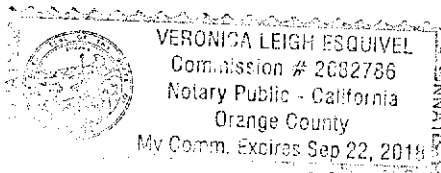
A notary public or other office completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

Subscribed and Sworn to (or affirmed) before me on this 31 day of January, 2017,  
by Nathan F. Smith, proved to me on the basis of satisfactory  
(insert name of signer)  
evidence to be the person(s) who appeared before me.

(Seal)



Signature

*Veronica Esquivel*

# EXHIBIT 1

The E1/2 NE1/4 NE1/4 of Section 20, lying South of the Sprague River Highway, in Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.