

2017-002413

Klamath County, Oregon

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AFTER RECORDING RETURN TO:

RCO LEGAL, P.C.
511 SW 10TH AVE., STE. 400
PORTLAND, OR 97205-3623
Ref: 7023.503323

Document Title:

RELEASE AND CANCELLATION OF NOTICE OF LIS PENDENS

Reference Number(s) of Documents assigned or released:

Notice of Lis Pendens Recording No. 2013-007853

Plaintiff:

WELLS FARGO BANK, NA

Defendant:

FREDRIC L. FREDELL; UNITED STATES OF AMERICA; AND OCCUPANTS OF THE PREMISES,

Legal Description as follows:

LOT 5 IN BLOCK 7 OF WOODLAND PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, TOGETHER WITH AN UNDIVIDED 1/88TH INTEREST IN THE FOLLOWING DESCRIBED LAND, TWO PARCELS SITUATE IN LOTS 1 AND 2, SECTION 15, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 15, TOWNSHIP 34 SOUTH RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING; THENCE ALONG THE NORTH LINE OF SAID SECTION, NORTH 89° 42' 15" EAST 400 FEET; THENCE SOUTH 62.42 FEET; THENCE SOUTH 46° 57' 20" WEST 408.82 FEET TO THE NORTHEASTERLY BANK OF THE WILLIAMSON RIVER; THENCE FOLLOWING SAID RIVER BANK NORTH 37° 53' 20" WEST 136.90 FEET; THENCE NORTH 16° 33' WEST 60.98 FEET TO THE WEST LINE OF SECTION 15; THENCE NORTHERLY ON SAID SECTION LINE 172.92 FEET TO THE POINT OF BEGINNING.

PARCEL B:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING; THENCE NORTH 89° 42' 15" EAST 400.0 FEET ALONG THE NORTH LINE OF SAID SECTION 15; THENCE SOUTH 62.42 FEET; THENCE SOUTH 50° 43' 50" EAST 453.16 FEET; THENCE SOUTH 76° 17' 30" EAST 886.79 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 35° 56' 30" WEST 446.55 FEET TO A POINT ON THE NORTHEASTERLY BANK OF THE WILLIAMSON RIVER; THENCE SOUTH 45° 32' 20" EAST 84.00 FEET; THENCE NORTH 44° 52' 10" EAST 411.58 FEET; THENCE NORTH 34° 25' 40" WEST 156.01 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

Assessor's Property Tax Parcel/Account Number:

R191125

1 WELLS FARGO BANK, NA, its successors in
2 interest and/or assigns,

3 Plaintiff,

4 v.

5 FREDRIC L. FREDELL; UNITED STATES OF
6 AMERICA; AND OCCUPANTS OF THE
7 PREMISES,,

8 Defendants.

Case No. 1300849CV

RELEASE AND CANCELLATION OF
NOTICE OF LIS PENDENS

9 Pursuant to ORS 93.740, the undersigned states:

10 1.

11 NOTICE IS HEREBY GIVEN pursuant to ORS 93.740, the general judgment of
12 foreclosure and declaratory relief and money award against Fredric L. Fredell entered in the register
13 of the above entitled court on February 4, 2015 has been satisfied wholly by the sale of the real
14 property subject to this action. This is notice of that satisfaction and is a release and cancellation of
15 the Lis Pendens recorded on July 11, 2013 under Instrument No. 2013-007853. The description of
16 the real property affected by the action is as follows:

17 LOT 5 IN BLOCK 7 OF WOODLAND PARK, ACCORDING TO
18 THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF
19 THE COUNTY CLERK OF KLAMATH COUNTY, OREGON,
20 TOGETHER WITH AN UNDIVIDED 1/88TH INTEREST IN THE
21 FOLLOWING DESCRIBED LAND, TWO PARCELS SITUATE
22 IN LOTS 1 AND 2, SECTION 15, TOWNSHIP 34 SOUTH,
23 RANGE 7 EAST OF THE WILLAMETTE MERIDIAN,
24 KLAMATH COUNTY, OREGON MORE PARTICULARLY
25 DESCRIBED AS FOLLOWS:

26 PARCEL A:
BEGINNING AT THE NORTHWEST CORNER OF SAID
SECTION 15, TOWNSHIP 34 SOUTH RANGE 7 EAST OF THE
WILLAMETTE MERIDIAN, AND RUNNING; THENCE ALONG
THE NORTH LINE OF SAID SECTION, NORTH 89° 42' 15"
EAST 400 FEET; THENCE SOUTH 62.42 FEET; THENCE
SOUTH 46° 57' 20" WEST 408.82 FEET TO THE
NORTHEASTERLY BANK OF THE WILLIAMSON RIVER;
THENCE FOLLOWING SAID RIVER BANK NORTH 37° 53' 20"

RELEASE AND CANCELLATION OF
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WEST 136.90 FEET; THENCE NORTH 16° 33' WEST 60.98 FEET TO THE WEST LINE OF SECTION 15; THENCE NORTHERLY ON SAID SECTION LINE 172.92 FEET TO THE POINT OF BEGINNING.

PARCEL B:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING; THENCE NORTH 89° 42' 15" EAST 400.0 FEET ALONG THE NORTH LINE OF SAID SECTION 15; THENCE SOUTH 62.42 FEET; THENCE SOUTH 50° 43' 50" EAST 453.16 FEET; THENCE SOUTH 76° 17' 30" EAST 886.79 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 35° 56' 30" WEST 446.55 FEET TO A POINT ON THE NORTHEASTERLY BANK OF THE WILLAMSON RIVER; THENCE SOUTH 45° 32' 20" EAST 84.00 FEET; THENCE NORTH 44° 52' 10" EAST 411.58 FEET; THENCE NORTH 34° 25' 40" WEST 156.01 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

Commonly known as 581 Camp Drive, Chiloquin, Oregon 97624.

DATED this 7 day of March, 2017.

RCO LEGAL, P.C.

By:

Erik Wilson, OSB # 095507

Attorney for Plaintiff

511 SW 10th Ave., Ste. 400

Portland, OR 97205

Phone: 503.977.7840 Fax: 503.977.7963

ewilson@rcolegal.com

STATE OF OREGON)
) ss.
COUNTY OF MULTNOMAH)

The foregoing instrument was signed and sworn (or affirmed) before me on this 7 day of March, 2017, by Erik Wilson as Attorney of RCO Legal, P.C.



M. Stanley
NOTARY PUBLIC for Oregon

Multnomah County

My commission expires: May 22, 2020

RELEASE AND CANCELLATION OF
NOTICE OF LIS PENDENS - 2