

Return to:
ALDRIDGE PITE, LLP
111 SW Columbia Street, Suite 950
Portland, OR 97201

2017-004369
Klamath County, Oregon
04/26/2017 01:51:00 PM
Fee: \$47.00

NOTICE OF PENDENCY OF ACTION

FLAGSTAR BANK, FSB,
Plaintiff,
v.

Case No. 17CV17099

PEACHY P. THOMAS; NICHOLAS SENIOR SERVICES,
INC. dba HOMESTEAD SENIOR CARE AND ALL
OTHER PERSONS OR PARTIES UNKNOWN
CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST
IN THE REAL PROPERTY COMMONLY KNOWN AS
32227 RIVERS DR, CHILOQUIN, OR 97624,
Defendants.

PURSUANT TO ORS 93.740 NOTICE IS HEREBY GIVEN:

1. An action has been commenced in the Circuit Court of the State of Oregon, in and for the County of Klamath, by the above-named Plaintiff against the above named Defendants.
2. The purpose of the action is for judicial foreclosure of a deed of trust, which was recorded on September 17, 2003, in the official records of Klamath County as instrument number Vol M03 Pg 69429 ("Deed of Trust").
3. The Deed of Trust encumbers the real property commonly known as 32227 Rivers Dr, Chiloquin, OR 97624 ("Subject Property"), and legally described as follows:

PARCEL ONE

A PARCEL OF LAND SITUATED IN GOVERNMENT LOTS 35 AND 36 IN SECTION 20, TOWNSHIP 35 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 35; THENCE SOUTH 89°40'10" EAST ALONG THE NORTH LINE OF SAID LOT 36 A DISTANCE OF 645.1 FEET TO THE NORTHWEST CORNER OF PARCEL CONVEYED TO LLOYD LEE HALL, ET US., BY DEED RECORDED IN BOOK M81, PAGE 10708, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE SOUTH ALONG THE WEST LINE OF LAST MENTIONED PARCEL A DISTANCE OF 667.07 FEET TO THE SOUTH LINE OF SAID LOT 36; THENCE NORTH 89°52'45" WEST ALONG THE SOUTH LINE OF LOTS 36 AND 35, A DISTANCE OF 1290.0 FEET, MORE OR LESS TO THE EASTERLY LINE OF A 60 FOOT ROADWAY; THENCE ALONG SAID EASTERLY LINE NORTH 07°03'55" EAST A DISTANCE OF 675.0 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 35; THENCE SOUTH 89°50'15" EAST ALONG SAID NORTH LINE A DISTANCE OF 561.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL TWO

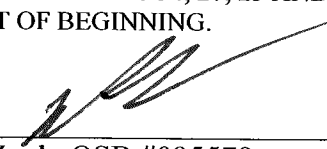
A PARCEL OF LAND SITUATE IN GOVERNMENT LOTS 16, 25, 27 AND 34, SECTION 20, TOWNSHIP 35 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF KLAMATH, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF GOVERNMENT LOT 16, SAID POINT BEING THE INITIAL POINT OF RIVER'S BEND SUBDIVISION ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY OF RIVER'S BEND SUBDIVISION TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE OF GOVERNMENT LOT 34, 451.0 FEET TO A POINT; THENCE SOUTH 89°50'15" EAST 613.34 FEET; THENCE ALONG THE EAST LINE OF GOVERNMENT LOTS 34, 27, 25 AND 16, NORTH 0°19'00" WEST 2274.21 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

Dated:

4/17/17

By:


Hunter Zook, OSB #095578
(858) 750-7600
(503) 222-2260 (facsimile)
hzook@aldridgepite.com

STATE OF OREGON }
COUNTY OF MULTNOMAH }

The foregoing instrument was acknowledged before me on this 17th day of April, 2017
by Hunter Zook of Aldridge Pite, LLP, corporation, on behalf of the corporation.
WITNESS my hand and official seal.

Signature Debra Marie Johnson (seal)
Notary Public
My Commission Expires: 2/9/2019

