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

2017-005674  
Klamath County, Oregon  
05/24/2017 09:15:00 AM  
Fee: \$47.00

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## NOTICE OF PENDENCY OF ACTION

U. S. BANK NATIONAL ASSOCIATION,  
**Plaintiff,**  
v.  
THE ESTATE OF ROBERT L. LARSON; THE  
UNKNOWN HEIRS AND ASSIGNS OF ROBERT L.  
LARSON; THE UNKNOWN DEVISEES OF ROBERT L.  
LARSON; KIM LARSON; ERIC LARSON; RONALD  
LARSON; STEVEN LARSON; DAVID LARSON;  
ROBERT LARSON; JOHN LARSON GUNDERSON AND  
ALL OTHER PERSONS OR PARTIES UNKNOWN  
CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST  
IN THE REAL PROPERTY COMMONLY KNOWN AS  
3136 WESTERN ST, KLAMATH FALLS, OR 97603 ,  
**Defendants.**

Case No. 17CV20783

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 November 23, 2004, in the official records of Klamath County as instrument number Vol M04 Page 80513 (“Deed of Trust”).
3. The Deed of Trust encumbers the real property commonly known as 3136 Western St, Klamath Falls, OR 97603 (“Subject Property”), and legally described as follows:

LOTS 23 AND 24, HIGHLAND PARK, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

EXCEPTING THEREFROM A PARCEL OF LAND SITUATED IN LOTS 23 AND 24, HIGHLAND PARK SUBDIVISION, IN THE NE1/4 NE1/4 OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER COMMON TO LOTS 11, 12, 23, 24, 32 AND 33; THENCE SOUTH 46°08' EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 12, 30.15 FEET; THENCE NORTH 38°11' EAST, PARALLEL TO AND 30.00 FEET DISTANT FROM THE NORTHWESTERLY LINE OF SAID LOT 24, 122.11 FEET TO THE NORTH LINE OF SAID LOT 24; THENCE SOUTH 89°56' WEST 38.20 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 24; THENCE SOUTH 38°11' WEST 95.5 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM A PORTION OF LOTS 23 AND 24, HIGHLAND PARK, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 23; THENCE NORTH 45°12'58" WEST ALONG THE WESTERLY LINE OF SAID LOT 23, 76.44 FEET TO A 1/2 INCH DIAMETER REBAR WITH PLASTIC CAP STAMPED "LS1289", SAID POINT REPRESENTING THE SOUTHWEST CORNER OF THAT 30 FOOT WIDE STRIP OF LAND DESCRIBED IN VOLUME M98 PAGE 25753, KLAMATH COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID 30 FOOT WIDE STRIP, NORTH 37°53'50" EAST, 121.28 FEET TO A 1/2 INCH DIAMETER REBAR WITH PLASTIC CAP STAMPED "LS1289", SAID POINT BEING ON THE NORTHERLY LINE OF LOT 24; THENCE ALONG THE NORTHERLY LINE OF LOT 24, NORTH 89°56'22" EAST, 106.76 FEET TO A 1/2 INCH DIAMETER REBAR WITH PLASTIC CAP STAMPED "LS1289"; THENCE LEAVING THE NORTHERLY LINE OF SAID LOT 24, AND BEARING SOUTH 0°00'00" WEST, 149.50 FEET TO A 1/2 INCH DIAMETER REBAR WITH PLASTIC CAP STAMPED "LS1289", SAID POINT BEING ON THE SOUTHERLY LINE OF LOT 23; THENCE ALONG THE SOUTHERLY LINE OF LOT 23; THENCE ALONG THE SOUTHERLY LINE OF LOT 23 SOUTH 89°55'26" WEST, 127.00 FEET TO THE POINT OF BEGINNING.

Dated: 4/21/17

By: [Signature]  
Hunter Zook, OSB # 095578  
(503) 222-2246  
(503) 222-2260 (Fax)  
hzook@aldridgepite.com  
Of Attorneys for Plaintiff

STATE OF OREGON }  
COUNTY OF MULTNOMAH }

The foregoing instrument was acknowledged before me on this 21st day of April, 2017  
by Hunter Zook of Aldridge Pite, LLP, corporation, on behalf of the corporation.  
WITNESS my hand and official seal.

Signature [Signature] (seal)  
Notary Public  
My Commission Expires: March 31, 2019

