

After recording return to:  
MH JUDICIAL FORECLOSURE DEPT.  
920 SW 3rd Ave, 1st Floor  
Portland, OR 97204  
Phone: (971) 201-3200  
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**2017-006294**  
Klamath County, Oregon  
06/09/2017 09:40:00 AM  
Fee: \$52.00

**NOTICE OF PENDENCY OF AN ACTION**

IN THE CIRCUIT COURT OF THE STATE OF OREGON

FOR THE COUNTY OF KLAMATH

NATIONSTAR MORTGAGE LLC D/B/A  
CHAMPION MORTGAGE COMPANY,

Plaintiff,

vs.

DANIEL M. WENGER; THE UNKNOWN  
HEIRS AND DEVISEES OF MARIAN C.  
WENGER; UNITED STATES OF  
AMERICA; STATE OF OREGON;  
OCCUPANTS OF THE PROPERTY,

Defendants.

Case No.: 17CV21812

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 02/17/2006 with the Clerk of Klamath County Deeds and Records under Instrument No. M06-03164.
- 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 2850 Eastmount Street, Klamath Falls, OR 97603, and has APN No. R509587.

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:

6/7/17

McCarthy & Holthus, LLP

Olga Groat, OSB No. 170174

920 SW 3rd Ave, 1st Floor

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Of Attorneys for Plaintiff

State of OREGON

County of MULTNOMAH

This instrument was acknowledged before me on June 7, 2017 by Olga Groat as attorney for NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY.

Notary Public – State of Oregon

My commission expires: 7/31/2020



# Exhibit “1”

A PARCEL OF LAND SITUATE IN THE SE1/4 SW1/4 OF SECTION 1, TOWN-SHIP 39 SOUTH, RANGE 9 E.W.M., IN KLAMATH COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE EASTERLY RIGHT-OF-WAY LINE OF PATTERSON STREET, AS THE SAME IS PRESENTLY LOCATED AND CONSTRUCTED, FROM WHICH AN IRON PIN MARKING THE NORTHWEST CORNER OF THE SE1/4 SW 1/4 OF SEC. 1 TWP. 39 S., R. 9 E.W.M., BEARS S. 89° 06' W. 30 FEET DISTANT; THENCE S. 0° 54' E. ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF PATTERSON STREET 1000 FEET TO AN IRON PIN ON THE NORTHERLY RIGHT-OF-WAY LINE OF MARYLAND STREET; THENCE N. 89° 06' E. ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF MARYLAND STREET 420 FEET TO AN IRON PIN; THENCE N. 0° 54' W. 96.7 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING N. 0° 54' W. 96.7 FEET TO A POINT; THENCE N. 89° 06' E. 100 FEET TO A POINT; THENCE S. 0° 54' E. 96.7 FEET TO A POINT; THENCE S. 89° 06' W. 100 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.