

After recording return to:
MH JUDICIAL FORECLOSURE DEPT.
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2017-013296
Klamath County, Oregon
11/16/2017 04:06:34 PM
Fee: \$52.00

NOTICE OF PENDENCY OF AN ACTION

IN THE CIRCUIT COURT OF THE STATE OF OREGON

FOR THE COUNTY OF KLAMATH

WELLS FARGO BANK, NATIONAL
ASSOCIATION AS TRUSTEE FOR ABFC
2006-OPT2 TRUST, ASSET BACKED
FUNDING CORPORATION ASSET
BACKED CERTIFICATES, SERIES 2006-
OPT2,

Plaintiff,

vs.

JENNIFER E. WHEELER AKA JENNIFER
ELLEN WHEELER FKA JENNIFER
ELLEN SCHRAM; JOE L. WHEELER AKA
JOE E. WHEELER AKA JOSEPH LEE
WHEELER; OPTION ONE MORTGAGE
CORPORATION; CARTER JONES
COLLECTION SERVICE, INC.; STATE OF
OREGON; OCCUPANTS OF THE
PROPERTY,

Defendants.

Case No.: 17CV47667

NOTICE OF PENDENCY OF AN ACTION

PURSUANT TO ORS 93.740, THE UNDERSIGNED STATES:

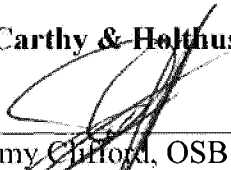
- 1.) NOTICE IS HEREBY GIVEN that the above-named Plaintiff has commenced an action against the above-named defendants in the Circuit Court of Klamath County by filing a Complaint. This is notice of pendency of that action.
- 2.) The names of the parties to the action are set forth above.
- 3.) The object of the action is to foreclose a Deed of Trust. The Deed of Trust was recorded on 08/03/2006 with the Clerk of Klamath County Deeds and Records under Instrument No. 2006-015679.

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 8905 Shady Pine Road, Klamath Falls, OR 97601, and has APN No. R380055.

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: 11/15/17

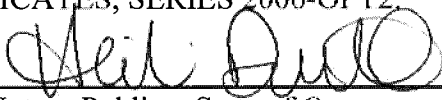
McCarthy & Holthus, LLP



Jeremy Clifford, OSB No. 142987
Of Attorneys for Plaintiff

State of OREGON
County of MULTNOMAH

This instrument was acknowledged before me on November 15, 2017 by Jeremy Clifford as attorney for WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR ABFC 2006-OPT2 TRUST, ASSET BACKED FUNDING CORPORATION ASSET BACKED CERTIFICATES, SERIES 2006-OPT2.



Notary Public – State of Oregon

My commission expires: 7/31/2020

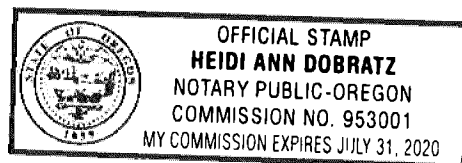


EXHIBIT 1

A TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH 40 LINE WHICH LIES SOUTH 89° 49' EAST A DISTANCE OF 432.2 FEET FROM THE IRON PIN WHICH MARKS THE NORTHWEST CORNER OF LOT 3, SECTION 31, TOWNSHIP 37 S.R. 9 EAST OF THE WILLAMETTE MERIDIAN AND WHICH POINT OF BEGINNING IS ALSO ON THE EASTERLY RIGHT OF WAY LINE OF THE STATE HIGHWAY AND RUNNING THENCE SOUTH 19°36' WEST A DISTANCE OF 17.6 FEET TO AN IRON PIN WHICH IS THE POINT OF TANGENCY OF A 10° CURVE OF THE STATE HIGHWAY AND 30 FEET EASTERLY FROM THE CENTERLINE; THENCE SOUTHWESTERLY FOLLOWING THE ARC OF A 9°30' CURVE TO THE RIGHT A DISTANCE OF 53 FEET TO AN IRON PIN WHICH IS ON THE EASTERLY RIGHT OF WAY LINE OF THE STATE HIGHWAY; THENCE SOUTH 65°22' EAST ALONG A RADIAL LINE OF SAID 9°30' EAST A DISTANCE OF 195.6 FEET TO AN IRON PIN; THENCE NORTH 26° 39' EAST A DISTANCE OF 163.9 FEET TO AN IRON PIN WHICH IS ON THE NORTH 40 LINE OF SAID LOT 3; THENCE NORTH 89°49' WEST A DISTANCE OF 225.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, THIS SAID TRACT, IN LOT 3, SECTION 31. TOWNSHIP 37 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

ALSO, COMMENCING AT THE IRON PIN WHICH MARKS THE NORTHWEST CORNER OF LOT 3, SECTION 31 TOWNSHIP 37 S.R. EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE SOUTH 89°49' EAST ALONG THE NORTH 40 LINE A DISTANCE OF 432.2 FEET; THENCE SOUTH 19°36' WEST A DISTANCE OF 17.6 FEET TO AN IRON PIN WHICH IS THE POINT OF TANGENCY OF A 10° CURVE OF THE STATE HIGHWAY; THENCE; SOUTHWESTERLY FOLLOWING THE ARC OF A 9°30' CURVE TO THE RIGHT A DISTANCE OF 53 FEET TO AN IRON PIN WHICH IS THE TRUE POINT OF BEGINNING, AND RUNNING THENCE; CONTINUING IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A 9°30' CURVE TO THE RIGHT A DISTANCE OF 70.6 FEET TO AN IRON PIN WHICH IS ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE STATE HIGHWAY; THENCE SOUTH 63°21' EAST A DISTANCE OF 197 FEET TO AN IRON PIN; THENCE NORTH 26°39' EAST A DISTANCE OF 77.6 FEET TO AN IRON PIN; THENCE NORTH 65°22' WEST ALONG A RADIAL LINE TO THE ABOVE MENTIONED 9°30' CURVE A DISTANCE OF 195.6 FEET, MORE OR LESS, TO THE POINT BEGINNING, IN LOT 3 SECTION 31 TOWNSHIP 37 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON