

on time process services
Returned at Counter

2018-003753

Klamath County, Oregon



00219757201800037530060066

03/28/2018 01:30:50 PM

Fee: \$67.00

SPACE RESERVED FOR RECORDING INFORMATION

**IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF KLAMATH**

STEVEN D. TRENT

Case No.: 18CV12034

Petitioner,

v.

NOTICE OF LIS PENDENS

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR GSAMP
TRUST 2007-HSBC1 MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2007-
HSBC1, TOMMY M. HOPKINS AND
PATRICIA A. HOPKINS AND ALL OTHER
INTERESTED PARTIES

Respondent.

TO THE ABOVE NAMED DEFENDANT(S) AND ALL OTHERS WHOM IT MAY
CONCERN:

Pursuant to ORS 93.740 (Notice of lis pendens), the undersigned states:

1. As plaintiffs, STEVEN D. TRENT have filed an action in the Circuit Court for the
County of KLAMATH, State of Oregon;
2. The defendants are: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE FOR GSAMP TRUST 2007-HSBC1 MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2007-HSBC1, PNC BANK, AND ALL OTHER INTERESTED
PARTIES

3. The object of the action is: VERIFIED COMPLAINT FOR MONEY DAMAGES,
INJUNCTIVE RELIEF AND DECLARATORY RELIEF TO QUIET TITLE.

The description of the real property to be affected is located at 13660 KENO WORDEN ROAD, KLAMATH FALLS OREGON 97603, (hereinafter referred to as the "subject property") and more fully described as follows:

Parcel 1:

A tract of land situated in the SE 1/4 of Section 7, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath. State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin which is located South 24° 22' 20" West a distance of 2137.93 feet from the Southeast corner of said Section 7; thence North 26° 02' 00" West 416.00 feet to a 5/8 inch iron pin; thence South 63° 58' 00" West 208.00 feet to a 5/8 inch iron pin; thence South 26 02' 00" East 416.00 feet to a S/8 inch iron pin; thence North 63° 58' 00" East 208.00 feet to the point of beginning, with the bearings based on recorded Survey No. 1356 as recorded in the office of the Klamath County Surveyor.

TOGETHER WITH

A strip of land, thirty feet in width for road easement purposes for ingress and egress to the above described tract of land, said easement being situated in the SE 1/4 of Section 7 and the SW 1/4 of Section 8, Township 40 South, Range 8 East of the Willamette Meridian, said strip of land being 15 feet each side of, measured at right angles to the following described centerline:

Beginning at a point on the Southerly line of the above described tract of land, said point being situated North 24° 22' 20" West a distance of 2137.93 feet and South 63° 58' 00"

West a distance of 125.02 feet from the Southeast corner of said Section 7; thence South $21^{\circ} 47' 30''$, East 154.15 feet; thence South $15^{\circ} 44' 40''$ East 69.19 feet, thence North $70^{\circ} 14' 50''$ East 87.13 feet; thence South $65^{\circ} 44' 20''$ East 111.88 feet; thence South $87^{\circ} 00' 30''$ East 358.12 feet; thence North $67^{\circ} 52' 30''$ East 122.99 feet; thence North $30^{\circ} 20' 50''$ East 109.81 feet; thence North $59^{\circ} 09' 30''$ East 285.17 feet, more or less to the centerline of the Keno-Worden County Road; EXCEPTING THEREFROM that portion within the County Road right of way.

Parcel 2:

A tract of land situated in the SE 1/4 of Section 7, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows

Beginning at a 5/8 inch iron pin on the Southeast corner of that tract of land described in Deed Volume M71 page 10862, as recorded in the Klamath County Deed records, said point being North $24^{\circ} 22' 20''$ West 2137.93 feet from the Southeast corner of said Section 7; thence South $63^{\circ} 58' 00''$ West along the Southerly line of said Deed Volume, 208.00 feet to the Southwest corner thereof; thence South $12^{\circ} 39' 37''$ West 157.42 feet to the Northwest corner of that tract of land described in Deed Volume M69 page 5656 of said Deed records; thence North $74^{\circ} 15' 20''$ East, along the Northerly line of said Deed Volume M69 page 5656, 157.77 feet to the Northeasterly corner thereof; thence North $18^{\circ} 59' 34''$ East 213.70 feet to the point of beginning.

TOGETHER WITH a strip of land 30 feet in width for road easement purposes, for ingress and egress, said easement being situated in the SE 1/4 of Section 7, and the SW 1/4 of Section 8, Township 40 South, Range 8 East of the Willamette Meridian, said 30 foot wide

strip of land being measured at right angles along the Northern side of the following described boundary:

Beginning at a point inside a parcel of land described as Parcel 3 in Book M97 page 16925, said point being situated North 21° 45' 07" East 15.10 feet, and North 28° 36' 18" West 1987.99 feet, from the Southeast corner of said Section 7; thence South 52° 08' 00" East 99.62 feet; thence South 71° 36' 04" East 148.76 feet, thence South 87° 00' 30" East 363.74 feet; thence North 67° 52' 30" East 131.43 feet; thence North 46° 37' 55" East 126.40 feet; thence North 69° 15' 00" East 248 feet, more or less, to the Southwesterly right of line of the Keno-Worden County Road. Basis of bearings is record of Survey No. 6249 on file at Klamath County Surveyor's office. Said easement excludes any land which falls inside said Parcel 3, Book M97 page 16925, Deed records of Klamath County, Oregon.

COMMONLY KNOWN AS 13660 KENO WORDEN ROAD, KLAMATH FALLS, OR 97603.

Parcel 3 (not a part of the wrongful foreclosure)

A tract of land situated in the SE 1/4 of Section 7, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as Follows:

Beginning at a 5/8" iron pin on the Southeast corner of that tract of land described Deed Volume M-71 at Page 10862, as recorded in the Klamath county Deed Records, said point being North 24 degrees 22' 20" West 2137.93 feet from the Southeast corner of said Section 71 thence South 63 degrees 58' 00" West along the Southerly line of said Deed Volume 208.00 feet to the Southwest corner thereof; thence South 12 degrees 39' 37" West 157.42 feet to the Northwest corner of that tract of land described in Deed Volume M-69 at page

5656 of said Deed Records; thence North 74 degrees 15' 20" East, along the Northerly line of said Deed Volume M-69 at Page 5656, 157.77 feet to the Northeasterly corner thereof; thence North 10 degrees 59' 34" East 213.70 feet to the point of beginning, with bearings based on Survey No. 1356, as recorded in the office of the Klamath County Surveyor,

CODE 21 MAP 4008-700 TL 1200

CODE 21 MAP 4008-700 TL 1100

CODE 52 MAP 4008-700 TL 801

TOGETHER WITH AN EASEMENT for ingress, egress, and public utilities over and across that portion of said easement as delineated on the face of said land partition 42-99, and as shown in detail on Sheet 2 of land partition 42-99, extending from the keno – Warden Rd., Westerly over in across the most northerly portion of Parcel 1 of said land Partition 42-99 and terminating at the most northwesterly line of said Parcel 1 of Land Partition 42-99.

Together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all of the interest of the Plaintiff(s)(and each of them) in and to the real property;

TO HAVE AND TO HOLD the same unto the grantee and grantee's heirs, successors, and assigns forever.

4. Judgment of quiet title in favor of Plaintiff on the Plaintiff's request for an order seeking rescission and restitution of his property granted to Defendants Tommy M. Hopkins and Patricia A. Hopkins, Exhibit 6, Document 2014-005696, and further described as:

Parcel 3 of Land for Partition 42-99, said Land Partition being a re-plat of "Major Land Partition No. 9-87", situated in the SE 1/4 of Section 7, SW 1/4 of Section 8, and the NE

¼ of section 18, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for ingress, egress, and public utilities over and across that portion of said easement as delineated on the face of said Land Partition 42-99, and as shown in detail on sheet 2 of Land Partition 42-99, extending from the Keno-Worden Road westerly over and across the most northerly portion of parcel 1 of said Land Partition 42-99 and terminating at the most northwesterly line of said Parcel 1 of Land Partition 42-99.

Govern yourselves accordingly.

Respectfully Submitted,

DATED: 3-28-18


STEVEN D. TRENT

P.O. Box 12
Midland, Ore
97534

13660 KENO WORDEN ROAD,
KLAMATH FALLS OREGON 97603

Tel: (541) 281-3400

Email: bentz38@gmail.com outlook.com

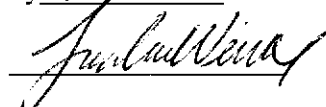
Email: tulusmaiz@gmail.com

STATE OF OREGON)

) ss.

County of KLAMATH)

The foregoing instrument was acknowledged before me this 28 day of March 2018^{AD}
by Steven Trent



Notary Public for Oregon

My commission expires: _____

February 4 2022

