

**2018-008328**

**Klamath County, Oregon**

07/12/2018 11:06:01 AM

Fee: \$92.00

After recording return to:  
Bradley S. Copeland  
Arnold Gallagher PC  
P.O. Box 1758  
Eugene, OR 97440

242181AM

**PARTIAL RELEASE OF NOTICE OF PENDENCY OF ACTION**

Pursuant to ORS 93.740, the undersigned states:

1. Umpqua Holdings Corporation, dba Umpqua Bank, filed an action in the Circuit Court for Klamath County, State of Oregon, on December 29, 2017, Case No. 17CV56444 ("Lawsuit").
2. The named defendants in said action are: Carleton Farms, an unregistered Oregon general partnership; Richmond James Carleton; James Alfred Carleton; Gregory George Carleton; Carleton Farms, LLC, an Oregon limited liability company; James Carleton and Gregory Carleton, successor trustees of the Alfred C. Carleton and Helen A. Carleton Trust dated July 25, 1985; Gregory G. Carleton and Cyndee O. Smith-Carleton, Trustees of the Carleton Family Trust, dated October 27, 2016; AGCO Finance LLC, a Delaware limited liability company; Deere & Company, a Delaware corporation; Western Milling, LLC, a California limited liability company; and Basin Fertilizer & Chemical Co., LLC, an Oregon limited liability company.
3. The object of the action was an Action on Promissory Notes, Foreclosure of Personal Property Security Interests, Foreclosure of Trust Deed, Claim and Delivery, and Conversion.
4. On January 4, 2018, Umpqua Bank recorded in the Official Records of Klamath County, Oregon, as Instrument No. 2018-000143, a Notice of Pendency of an Action setting forth therein the pendency of the above-referenced action, the parties to the above-referenced action, the object of the above-referenced action, and a description of the parcels of real property that may be affected by said action.
5. At the request of Umpqua Bank the Klamath County Circuit Court appointed a receiver in the Lawsuit to take control of various assets of certain defendants, including certain real property identified in the Notice of Pendency of an Action referenced above and the receiver has now sold one parcel of said real property described therein to a third party with the approval of the Klamath County Circuit Court.

6. In order to facilitate the closing of the sale described of said real property as described above Umpqua Bank is hereby releasing the real property described on the attached Exhibit "A" from its previously recorded Notice of Pendency of an Action.

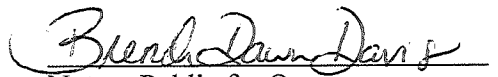
Dated this 29th day of June, 2018.



Bradley S. Copeland, OSB No. 871964

STATE OF OREGON            )  
  ) ss.  
County of Lane            )

The foregoing instrument was acknowledged before me this 29th day of June, 2018, by Bradley S. Copeland.



Notary Public for Oregon  
My Commission Expires: 11-14-20

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 13 of MERRILL TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SAVING AND EXCEPTING THEREFROM the following.

Beginning at the Northwest corner of said Lot 13, thence North  $89^{\circ} 46' 46''$  East, along the North line of said Lot 13, 73.17 feet, thence South  $00^{\circ} 53' 10''$  East 330.02 feet to a point on the South line of said Lot 13, thence South  $89^{\circ} 46' 46''$  West 75.60 feet to the Southwest corner of said Lot 13, thence North  $00^{\circ} 27' 48''$  West 330.00 feet to the point of beginning.