

After recording return to:  
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**2018-009584**  
Klamath County, Oregon  
08/13/2018 02:10:01 PM  
Fee: \$92.00

**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.

THE UNKNOWN HEIRS AND DEVISEES  
OF ARTHUR J. OZIAS AKA ARTHUR  
OZIAS; THE UNKNOWN HEIRS AND  
DEVISEES OF RUTH MARIE OZIAS AKA  
RUTH M. OZIAS; DONNA TRAW;  
UNITED STATES OF AMERICA;  
CAPITAL ONE BANK; STATE OF  
OREGON; MIDLAND FUNDING, LLC;  
OCCUPANTS OF THE PROPERTY,

Defendants.

Case No.: 18CV32221

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 02/21/2008 with the Clerk of Klamath County Deeds and Records under Instrument No. 2008-002205.

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 375 Riddle Rd, Crescent, OR 97733, and has APN R875481.

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: 8/9/18

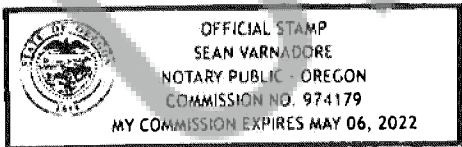
McCarthy & Holthus, LLP

*A. Smith*

Andreanna Smith OSB No. 131336  
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Of Attorneys for Plaintiff

State of OREGON  
County of MULTNOMAH

This instrument was acknowledged before me on <sup>AUGUST</sup> ~~July~~ 9, 2018 by Andreanna Smith as attorney for NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY.



*SV*  
Notary Public – State of Oregon  
My commission expires: 5/6/22

# Exhibit "1"

A parcel of land situate in the SW1/4 of the SE1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point, a #5 steel rod set along the C/4 line of said Section 36 at the Northwest corner of Riddle Acres Subdivision, from which the S/4 corner of Section 36 bears South 00°26'27" West 563.00 feet (South 00°32'00" West as shown on the plat of Riddle Acres); thence continuing along the C/4 Section line, North 00°26'27" East 318.76 feet to a #5 x 48" plastic capped steel rod; thence along a line parallel with the North Line of Riddle Acres, South 89°21'15" East 335.7 feet to a #5 x 48" plastic capped steel rod; thence along a line parallel with the C/4 Section line South 00°26'27" West 288.8 feet to a #5 x 48" plastic capped steel rod; thence along a line parallel with the North line of Riddle Acres, South 89°21'15" East 174.3 feet to a #5 x 48" plastic capped steel rod; thence along a line parallel with the C/4 Section line, South 00°26'27" West 30.0 feet to a #5x30" plastic capped steel rod on the North line of Riddle Acres; thence along the North line of Riddle Acres, North 89°21'15" West 510.0 feet to the point of beginning, as shown on that certain plat of July 1982 made by Raymond E. Oman, PLS, and on file in the records of the Klamath County Surveyor.