

2019-007849

Klamath County, Oregon



00243565201900078490110112

07/12/2019 11:38:05 AM

Fee: \$132.00

After recording, return to:

Morgahn Grey
P.O. Box 446
Tahoe City, CA 96145

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF JACKSON

MICHELE GREB, MICHAEL WATKINS,
MADISSON EMERALD, MELANIE
LOGAN, MELISSA MORGAN, MORGAHN
GREY

Plaintiff(s),

vs.

BRENDA CARLENE WATKINS

Defendant(s).

Case No.: 19CV29616

NOTICE OF PENDENCY OF AN ACTION

PURSUANT TO ORS 93.740, THE UNDERSIGNED STATES:

- 1.) NOTICE IS HEREBY GIVEN that the above-named Plaintiff(s) has/have commenced an action against the above-named defendant(s) in the Circuit Court of Jackson 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:

PETITION FOR
DECLARATORY AND
ADJUNCTIVE RELIEF
AND ACCOUNTING

4.) The real property to be affected is in Klamath County, State of Oregon, legally described as:

MTL 3805-00000-00101 TWP 38 RNGE 5 BLK-SEC 11 LOT-W2SW4SW4
MTL 3011-00000-00400 TWP 30 RNGE 11 BLK-SEC 18 LOT-1 POR
MTL 3011-00000-00500 TWP 30 RNGE 11 BLK-SEC 18 LOT-SE4
MTL 3011-00000-00401 TWP 30 RNGE 11 BLK-SEC 18 LOT-1POR
MTL 3011-00000-00600 TWP 30 RNGE 11 BLK-SEC 19 LOT-POR PAR 3 OF PP#
25-96
MTL 3010-00000-02303 TWP 30 RNGE 10 LOT-1POR
MTL 3010-00000-02300 TWP 30 RNGE 10 BLK-SEC 13,14,23 LOT-2
MTL 3010-00000-02302 TWP 30 RNGE 10 BLK-4 LOT-1 POR
MTL 3010-00000-02301 TWP 30 RNGE 10 BLK-SEC 24 LOT-2

Dated this 9TH day of June, 2019.

By: 

Printed Name: Morgahn Grey

Capacity: Plaintiff

Morgahn Grey
P.O. Box 446
Tahoe City, CA 96145

STATE OF OREGON

COUNTY OF Placer

The foregoing instrument was acknowledged before me this 9th day of June, 2019,

by See California Notary Form

Notary Public State of Oregon

My commission expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Placer

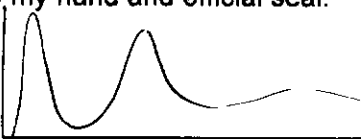
On 7/9/19 before me, B. Munoz
(insert name and title of the officer)

personally appeared B. Munoz Margahn Shier
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

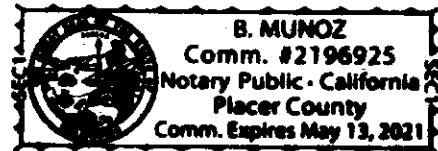


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A:

Parcel 1 of Land Partition 66-97 being Parcel 1 of Land Partition 25-96 situated in the SW1/4 of Section 18, Township 30 South, Range 11 East of the Willamette Meridian and the NE1/4 of Section 23, S1/2 of Section 14, the N1/2 of Section 24 and the S1/2 of Section 13, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL B:

Parcel 2 of Land Partition 63-07, being a replat of Parcel 2 of "Land Partition 66-97", situated in the SW1/4 of Section 18, Township 30 South, Range 11 East of the Willamette Meridian, and the S1/2 of Section 13, the N1/2 of Section 24, the SE1/4 of Section 14, the NE1/4 of Section 23, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

ALSO a private road easement recorded February 1, 2008 in Volume 2008, page 001344, Microfilm Records of Klamath County, Oregon

10945

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

The E1/2 SW1/4 and Government Lots 3 and 4, Section 18, Township 30 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

The NW1/4, NE1/4 SW1/4 of Section 19, Township 30 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3

A parcel of land being situated in the SE1/4 of the SE1/4 of Section 13, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Section 13, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, which corner is established by a brass hub installed by survey in the year 1979; thence North 100 feet, thence West 100 feet, thence South 100 feet, thence East 100 feet to the point of beginning.

PARCEL 4

The S1/2 of Section 13, EXCEPTING THEREFROM a parcel of land being situated in the SE1/4 of the SE1/4 of Section 13, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Section 13, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, which corner is established by a brass hub installed by survey in the year 1979; thence North 100 feet; thence West 100 feet, thence South 100 feet, thence East 100 feet to the point of beginning.

EXHIBIT 4
PAGE 2 of 8

PARCEL 5

The SE1/4 of Section 14, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

The N1/2 of the NE1/4, the SE1/4 of the NE1/4, the E1/2 of the SW1/4 of the NE1/4 and the N1/2 of the NE1/4 of the SE1/4 of Section 23, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

AND also, a parcel of land lying North and East of the Williamson River in the NE1/4 of the SW1/4 of Section 14, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the center 1/4 corner of said Section 14, said point lying in the fence corner and being South 89 degrees 28' East 2634.4 feet from the stone marking the West 1/4 corner of said Section 14; thence South 0 degrees 01' East along the North-South fence line and the extension thereof 1088.3 feet to the Northeast bank of the Williamson River; thence following said bank;
 North 17 degrees 25' West 151.3 feet; North 1 degrees 37' West 190.4 feet;
 North 61 degrees 19' West 91.4 feet; South 62 degrees 25' West 80.2 feet;
 North 31 degrees 32' West 157.3 feet; North 89 degrees 59' West 168.3 feet;
 North 6 degrees 25' East 181.5 feet; North 64 degrees 51' West 125.9 feet;
 North 31 degrees 01' East 186.8 feet; North 27 degrees 02' West 226.1 feet;
 North 52 degrees 52' East 36.9 feet to the North line of said NE1/4 SW1/4 of Section 14, it being on the East-West fence line; thence South 89 degrees 28' East along the North line of the SW1/4 of said Section 14, along said fence line 523.0 feet, more or less, to the point of beginning.

PARCEL 6

The NW1/4 of Section 24, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and the SE1/4 of Section 18, Township 30 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 7

The NE1/4 and the SW1/4 of Section 24, Township 30 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 14th day
 of May A.D., 19 93 at 3:55 o'clock P. M., and duly recorded in Vol. M93
 of Deeds on Page 10944

FEE \$40.00

Evelyn Biehn County Clerk

By Caroline McElwaine

35163
10945

EXHIBIT 'A'
LEGAL DESCRIPTION

PARCEL 1

The E1/2 SW1/4 and Government Lots 3 and 4, Section 18, Township 30 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

The NW1/4, NE1/4-SW1/4 of Section 19, Township 30 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3

A parcel of land being situated in the SE1/4 of the SE1/4 of Section 13, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; more particularly described as follows:

Beginning at the Southeast corner of Section 13, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, which corner is established by a brass hub installed by survey in the year 1979; thence North 100 feet, thence West 100 feet, thence South 100 feet, thence East 100 feet to the point of beginning.

PARCEL 4

The S1/2 of Section 13, EXCEPTING THEREFROM a parcel of land being situated in the SE1/4 of the SE1/4 of Section 13, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Section 13, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, which corner is established by a brass hub installed by survey in the year 1979; thence North 100 feet, thence West 100 feet, thence South 100 feet, thence East 100 feet to the point of beginning.

35190
10946

PARCEL 5

The SE 1/4 of Section 14, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

The N 1/2 of the NE 1/4, the SE 1/4 of the NE 1/4, the E 1/2 of the SW 1/4 of the NE 1/4 and the N 1/2 of the NE 1/4 of the SE 1/4 of Section 23, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

AND also, a parcel of land lying North and East of the Williamson River in the NE 1/4 of the SW 1/4 of Section 14, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the center 1/4 corner of said Section 14, said point lying in the fence corner and being South 89 degrees 28' East 2634.4 feet from the stone marking the West 1/4 corner of said Section 14; thence South 0 degrees 01' East along the North-South fence line and the extension thereof 1088.3 feet to the Northeast bank of the Williamson River; thence following said bank:
North 17 degrees 25' West 151.3 feet; North 1 degrees 37' West 190.4 feet;
North 61 degrees 19' West 91.4 feet; South 62 degrees 25' West 80.2 feet;
North 31 degrees 32' West 157.3 feet; North 89 degrees 59' West 168.3 feet;
North 6 degrees 25' East 181.5 feet; North 64 degrees 51' West 125.9 feet;
North 31 degrees 01' East 186.8 feet; North 27 degrees 02' West 226.1 feet;
North 52 degrees 52' East 36.9 feet to the North line of said NE 1/4 SW 1/4 of Section 14, it being on the East-West fence line; thence South 89 degrees 28' East along the North line of the SW 1/4 of said Section 14, along said fence line 523.0 feet, more or less, to the point of beginning.

PARCEL 6

The NW 1/4 of Section 24, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and the SE 1/4 of Section 18, Township 30 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 7

The NE 1/4 and the SW 1/4 of Section 24, Township 30 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon.

EXHIBIT 4
PAGE 5 of 8

STATE OF OREGON, COUNTY OF KLAMATH:

Filed for record at request of Mountain Title Co. the 14th day
of May A.D. 19 93 at 10 o'clock P. M., and duly recorded in Vol. 10944
on Page 10944
By Evelyn Biehn County Clerk
Pauline Mulendore INDEXED

FEE \$40.00

PRELIMINARY REPORT
29512-KR

PRELIMINARY REPORT ONLY

STATE OF OREGON, COUNTY OF KLAMATH:

Filed for record at request of Mountain Title Co. the 30th day
of December A.D. 19 93 at 9:23 o'clock A. M., and duly recorded in Vol. 1093
on Page 35188
By Evelyn Biehn County Clerk
Pauline Mulendore

FEE \$15.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A:

Parcel 1 of Land Partition 66-97 being Parcel 1 of Land Partition 25-96 situated in the SW1/4 of Section 18, Township 30 South, Range 11 East of the Willamette Meridian and the NE1/4 of Section 23, S1/2 of Section 14, the N1/2 of Section 24 and the S1/2 of Section 13, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL B:

Parcel 2 of Land Partition 63-07, being a replat of Parcel 2 of "Land Partition 66-97", situated in the SW1/4 of Section 18, Township 30 South, Range 11 East of the Willamette Meridian, and the S1/2 of Section 13, the N1/2 of Section 24, the SE1/4 of Section 14, the NE1/4 of Section 23, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

ALSO a private road easement recorded February 1, 2008 in Volume 2008, page 001344, Microfilm Records of Klamath County, Oregon



Klamath County, Oregon Assessor's Data

Property Information

Property
Information

Tax
Summary

Assessment
History

Improvement
Information

New
Search

Search
Results

Log
Off

Printable
Summary

Search Results for R878229

Owner Name

G W LAND AND CATTLE CO

Owner Address

2958 FREELAND RD
CENTRAL POINT, OR 97502-1402

Alternate Account Number**Property ID Number**

R878229

Situs Address**Neighborhood**

3H76 - OUTSIDE KENO - WEST OF HIGHWAY 97

Map Tax Lot

R-3805-00000-00101-000

Previous**Next****Levy Code Area**

072

Tax Rate

8.1381

Property Description**Property Class**

400H (RURAL VACANT)

Property Code**Zoning**

F

Miscellaneous Code**Linked Accounts****Related Accounts by Map Tax Lot****Mortgage Agent-Lender****Mortgage Account Number****Exemption****Expiration Date****Tax Roll Description**

TWP 38 RNGE 5, BLOCK SEC 11, TRACT W2SW4SW4, ACRES 20.00

Year Built**Acreage**

20.00

Split/Sub Account**Split/Sub Account Message****Special Account Information - Last Certified Year (2017)****Sales Information**

#	Buyer (Name & Address)	Seller (Name & Address)	Sales Info	Deed Info
1	G W LAND AND CATTLE CO 2958 FREELAND RD CENTRAL POINT, OR 97502-1402	UNITED STATES	04/24/95 \$0 UL	04/24/95 M95-15185 10

2018 Land Information (Unodited and Uncertified)

ID	Type	Acres	Sq Ft	Market Value
L1	01 - SITE VALUE	20.00		\$5,220

TOTAL \$5,220

Permits

EXHIBIT 4
PAGE 7 of 8

#	Permit Number	Type	Issue Date	Appraisor	Check Date	% Complete	Active
---	---------------	------	------------	-----------	------------	------------	--------

INFORMATION SUBJECT TO DISCLAIMERS

If you have questions, comments, or suggestions regarding this site, please send e-mail to the Webmaster.

Copyright 2019 © Tyler Technologies. All Rights Reserved.