

2019-009304

Klamath County, Oregon

08/15/2019 01:21:01 PM

Fee: \$102.00

RECORDING COVER SHEET

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon and does NOT affect the instrument. ORS 205.234

AFTER RECORDING RETURN TO:

Malcolm Cisneros

2112 Business Center Drive

Irvine, CA 92612

ASSESSOR'S ACCOUNT NUMBER: Map and Tax Lot
00246102

SITUS ADDRESS: (Street or Rural Address)
2815 Arrowhead Ct.

Lake Oswego, OR 97034

TITLE(S) OF THE TRANSACTION(S)

Release of Notice of Pendency of an Action

DIRECT PART(IES) / GRANTOR(S)

LOWELL E. PATTON

INDIRECT PART(IES) / GRANTEE(S)

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK,

AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OA21,

MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA21

TRUE and ACTUAL CONSIDERATION

Amount in dollars or other value/property

\$ _____ ☐ Other Value ☐ Other Property
Other value/property is Whole ☐ or Part ☐ of the
consideration

The amount of the monetary obligation imposed
by the Order or Warrant: \$ _____

SEND TAX STATEMENTS TO:

Bayview Loan Servicing

4425 Ponce De Leon Blvd., 4th Floor

Coral Gables, Florida 33146-1837

Anaheim, CA 92806

Satisfaction of Order or Warrant

Check if applicable: ☐ Full ☐ Partial

If this instrument is being Re-Recorded, complete the following statement:

ORS 205.244(2)

Re-recorded at the request of _____

To correct _____

Previously recorded as Instrument # _____ or Book _____ Page _____

1 After Recording Return To:
MALCOLM ♦ CISNEROS, A Law Corporation
2 2112 Business Center Drive, Second Floor
Irvine, California 92612

3 Mail Tax Statement to:
MALCOLM ♦ CISNEROS, A Law Corporation
4 2112 Business Center Drive, Second Floor
Irvine, California 92612
5 Consideration: \$2,790,554.17

6
7
8
9
10 **IN THE CIRCUIT COURT OF THE STATE OF OREGON**
11 **FOR THE COUNTY OF CLACKAMAS**
12

13 THE BANK OF NEW YORK MELLON
14 FKA THE BANK OF NEW YORK, AS
TRUSTEE FOR THE
15 CERTIFICATEHOLDERS OF THE
CWALT, INC., ALTERNATIVE LOAN
16 TRUST 2006-OA21, MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2006-
17 OA21 ,

18 Plaintiff,

19 vs.

20 RANDY W. HOPP, an individual; LOWELL
E. PATTON, an individual; MUTUAL OF
21 ENUMCLAW INSURANCE CO., a
Washington corporation; HOPP
INSURANCE AGENCY, INC., an Oregon
22 corporation; LAKE OSWEGO
CORPORATION, an Oregon corporation; and
23 all other persons, parties, or occupants
unknown claiming any legal or equitable
24 right, title, estate, lien, or interest in the real
property described in the complaint herein,
25 adverse to Plaintiff's title, or any cloud on
Plaintiff's title to the Property.

26 Defendants.
27
28

CASE NUMBER: CV13030676

**RELEASE OF NOTICE OF PENDENCY OF
AN ACTION**

1 NOTICE IS HEREBY GIVEN that, pursuant to ORS 93.740, the undersigned states that the
2 above-entitled action concerning and affecting real property as described below was dismissed in the
3 above-named Court by THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW
4 YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC.,
5 ALTERNATIVE LOAN TRUST 2006-OA21, MORTGAGE PASS-THROUGH CERTIFICATES,
6 SERIES 2006-OA21 , against MUTUAL OF ENUMCLAW INSURANCE CO., HOPP
7 INSURANCE AGENCY, INC., RANDY W. HOPP, LAKE OSWEGO CORPORATION and
8 LOWELL E. PATTON.

9 The action affected title to the real property situated in Clackamas County, Oregon,
10 commonly known as 2815 ARROWHEAD CT, LAKE OSWEGO, OREGON 97034 and legally
11 described as follows:

12 **SEE EXHIBIT 1**

13 The Notice of Pendency of Action recorded in connection with the above-captioned action on
14 or about March 21, 2013 in Clackamas County, Recording No. 2013-019384 is hereby withdrawn.

15 DATED: August 15, 2019

Respectfully Submitted,

16 MALCOLM ♦ CISNEROS, A Law Corporation

17
18 By:

Nathan F. Smith, OSB #120112

Attorney for Plaintiff

19 MALCOLM ♦ CISNEROS, A Law Corporation

20 2112 Business Center Drive, Second Floor

21 Irvine, California 92612

22 Phone: (949) 252-9400

23 Fax: (949) 252-1032

Email: nathan@mclaw.org

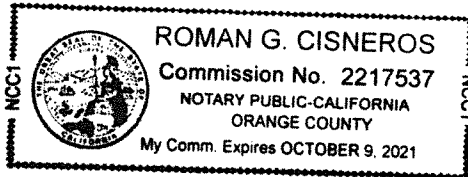
24 A notary public or other office completing this
25 certificate verifies only the identity of the
26 individual who signed the document to which this
27 certificate is attached, and not the truthfulness,
accuracy, or validity of that document.

28 State of California

1 County of Orange

2 Subscribed and Sworn to (or affirmed) before me on this 15 day of August, 2019,
3 by Nathan F. Smith, proved to me on the basis of satisfactory
4 (insert name of signer)
evidence to be the person(s) who appeared before me.

5 (Seal)



Signature

A handwritten signature in cursive script, appearing to read 'Roman G. Cisneros', written over a horizontal line.

LEGAL DESCRIPTION

PARCEL I:

A tract of land situated in Section 8, Township 2 South, Range 1 East, of the Willamette Meridian, and being a part of Lot 556, LAKE VIEW VILLAS PLAT NO. 6, in the City of Lake Oswego, County of Clackamas and State of Oregon, more particularly described as follows: Beginning at an iron pipe at the most Westerly corner of said Lot 556, Lake View Villas Plat No. 6, said iron pipe being in the platted shore line of Lake Oswego, from said point of beginning; thence North 48° 57' East 66.41 feet to an iron pipe; thence North 66° 56' East 9.74 feet to a hub; thence leaving said platted shore line of Lake Oswego, South 30° 48' East 149.85 feet to a hole in a rock; thence South 59° 12' West 75.00 feet to an iron pipe in the Southwesterly boundary line of said Lot 556; thence North 30° 48' West 140.00 feet to the point of beginning. TOGETHER WITH an easement for ingress and egress, to be used in common with others, over the following described roadway: Beginning at an iron pipe in the Easterly boundary line of said Lot 556, which bears South 8° 58' 50" East 92.50 feet from the Northeast corner of said Lot 556, from said point of beginning; thence South 59° 12' West 175.95 feet to a hole in a rock; thence South 40° 18' West 47.62 feet to an iron pipe; thence North 30° 48' West 52.40 feet to an iron pipe; thence North 59° 12' East 117.51 feet to a point; thence North 50° 00' East 126.00 feet, more or less, to the intersection of the Easterly boundary line of said Lot 556; thence South 8° 58' 50" East along the Easterly boundary line of said Lot 556, 59.00 feet, more or less, to the point of beginning. TOGETHER WITH the right to use in common with others that certain roadway described in an agreement between Philip A. Tworoger, et ux, and Denton J. Rees, et ux, recorded December 31, 1954 in Book 490, Page 184, Deed Records. AND as modified and amended by instrument recorded March 28, 1955 in Book 493, Page 440, Deed Records, all being in the County of Clackamas and State of Oregon.

PARCEL II:

A tract of land situated in the Southeast one-quarter of Section 8, Township 2 South, Range 1 East, of the Willamette Meridian, in the City of Lake Oswego, County of Clackamas and State of Oregon, being a portion of Lot 556, LAKE VIEW VILLAS PLAT NO. 6, more particularly described as follows: BEGINNING at the most Westerly corner of Lot 556, LAKE VIEW VILLAS PLAT NO. 6, said corner being on the platted shoreline of Lake Oswego; thence South 31° 05' 21" East along said Southwesterly line, 140 feet to the true point of beginning; thence South 31° 05' 21" East along said Southwesterly line, 28.88 feet to a 5/8" iron rod on the Southwesterly line of said Lot 556, LAKE VIEW VILLAS PLAT NO. 6; thence North 38° 03' 01" East, 80.22 feet to a brass screw in rock wall marking the Southeast corner of that certain tract of land conveyed to Lowell E. Patton, in Book 557, Page 554, Deed Records; thence South 59° 12' West 75 feet to the true point of beginning