

**2019-011970**

**Klamath County, Oregon**

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Fee: \$97.00

After Recording Return to:  
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IN THE CIRCUIT COURT FOR THE STATE OF OREGON

FOR THE COUNTY OF KLAMATH

WELLS FARGO BANK, NATIONAL  
ASSOCIATION AS TRUSTEE FOR ABFC  
2006-OPT2 TRUST, ASSET BACKED  
FUNDING CORPORATION ASSET  
BACKED CERTIFICATES, SERIES 2006-  
OPT2,

Plaintiff,

v.

JENNIFER E. WHEELER AKA JENNIFER  
ELLEN WHEELER FKA JENNIFER ELLEN  
SCHRAM; JOE L. WHEELER AKA JOE E.  
WHEELER AKA JOSEPH LEE WHEELER;  
OPTION ONE MORTGAGE  
CORPORATION; CARTER JONES  
COLLECTION SERVICE, INC.; STATE OF  
OREGON; OCCUPANTS OF THE  
PROPERTY,

Defendants.

Case No.: 17CV47667

RELEASE OF LIS PENDENS

**NOTICE IS HEREBY GIVEN** that the Notice of Lis Pendens that was recorded on November 16, 2017 with the Clerk of Klamath County Recorder's Office under Instrument No. 2017-013296 is hereby released. The description of the real property encumbered by this action is as shown in the attached *Exhibit 1*, having APN R380055, and commonly known as: 8905 Shady Pine Road, Klamath Falls, OR 97601.

DATED: 10/11/2019

McCarthy & Holthus, LLP

Bryan Kidder

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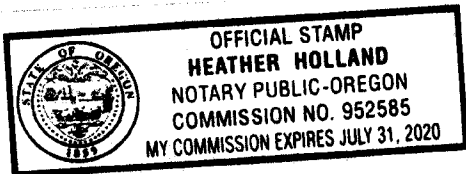
State of OREGON  
County of MULTNOMAH

This instrument was acknowledged before me on October 11<sup>th</sup>, 2019 by Bryan Kidder as attorney for WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR ABFC 2006-OPT2 TRUST, ASSET BACKED FUNDING CORPORATION ASSET BACKED CERTIFICATES, SERIES 2006-OPT2.

[Signature]

Notary Public – State of Oregon

My commission expires: 7/31/20



# Exhibit 1

## Legal Description:

A TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH 40 LINE WHICH LIES SOUTH 89° 49' EAST A DISTANCE OF 432.2 FEET FROM THE IRON PIN WHICH MARKS THE NORTHWEST CORNER OF LOT 3, SECTION 31, TOWNSHIP 37 S.R. 9 EAST OF THE WILLAMETTE MERIDIAN AND WHICH POINT OF BEGINNING IS ALSO ON THE EASTERLY RIGHT OF WAY LINE OF THE STATE HIGHWAY AND RUNNING THENCE SOUTH 19°36' WEST A DISTANCE OF 17.6 FEET TO AN IRON PIN WHICH IS THE POINT OF TANGENCY OF A 10° CURVE OF THE STATE HIGHWAY AND 30 FEET EASTERLY FROM THE CENTERLINE; THENCE SOUTHWESTERLY FOLLOWING THE ARC OF A 9°30' CURVE TO THE RIGHT A DISTANCE OF 53 FEET TO AN IRON PIN WHICH IS ON THE EASTERLY RIGHT OF WAY LINE OF THE STATE HIGHWAY; THENCE SOUTH 65°22' EAST ALONG A RADIAL LINE OF SAID 9°30' EAST A DISTANCE OF 195.6 FEET TO AN IRON PIN; THENCE NORTH 26° 39' EAST A DISTANCE OF 163.9 FEET TO AN IRON PIN WHICH IS ON THE NORTH 40 LINE OF SAID LOT 3; THENCE NORTH 89°49' WEST A DISTANCE OF 225.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, THIS SAID TRACT, IN LOT 3, SECTION 31. TOWNSHIP 37 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

ALSO, COMMENCING AT THE IRON PIN WHICH MARKS THE NORTHWEST CORNER OF LOT 3, SECTION 31 TOWNSHIP 37 S.R. EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE SOUTH 89°49' EAST ALONG THE NORTH 40 LINE A DISTANCE OF 432.2 FEET; THENCE SOUTH 19°36' WEST A DISTANCE OF 17.6 FEET TO AN IRON PIN WHICH IS THE POINT OF TANGENCY OF A 10° CURVE OF THE STATE HIGHWAY' THENCE; SOUTHWESTERLY FOLLOWING THE ARC OF A 9°30' CURVE TO THE RIGHT A DISTANCE OF 53 FEET TO AN IRON PIN WHICH IS THE TRUE POINT OF BEGINNING, AND RUNNING THENCE; CONTINUING IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A 9°30' CURVE TO THE RIGHT A DISTANCE OF 70.6 FEET TO AN IRON PIN WHICH IS ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE STATE HIGHWAY; THENCE SOUTH 63°21' EAST A DISTANCE OF 197 FEET TO AN IRON PIN; THENCE NORTH 26°39' EAST A DISTANCE OF 77.6 FEET TO AN IRON PIN; THENCE NORTH 65°22' WEST ALONG A RADIAL LINE TO THE ABOVE MENTIONED 9°30' CURVE A DISTANCE OF 195.6 FEET, MORE OR LESS, TO THE POINT BEGINNING, IN LOT 3 SECTION 31 TOWNSHIP 37 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON