

After Recording Return to:
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2020-001973

Klamath County, Oregon

02/18/2020 01:27:53 PM

Fee: \$87.00

IN THE CIRCUIT COURT FOR 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; THE UNKNOWN
HEIRS AND DEVISEES OF RUTH MARIE
OZIAS; DONNA TRAW; UNITED
STATES OF AMERICA; CAPITAL ONE
BANK; STATE OF OREGON; MIDLAND
FUNDING, LLC; OCCUPANTS OF THE
PROPERTY,

Defendants.

Case No.: 18CV32221

RELEASE OF LIS PENDENS

NOTICE IS HEREBY GIVEN that the Notice of Lis Pendens that was recorded on 8/13/2018 with the Clerk of Klamath County Recorder's Office under Instrument No. 2018-009584 is hereby released. The description of the real property encumbered by this action is as shown in the attached *Exhibit 1*, having APN R875481, and commonly known as: 375 Riddle Rd, Crescent, OR 97733.

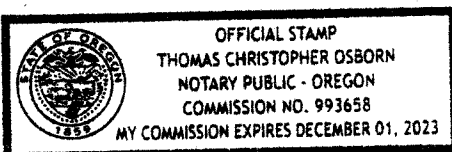
DATED: 2/17/2020

McCarthy & Holthus, LLP

Jeremy Clifford OSB No. 142987
Of Attorneys for Plaintiff

State of OREGON
County of MULTNOMAH

This instrument was acknowledged before me on February 17, 2020 by Jeremy Clifford as attorney for NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY.



[Signature]
Notary Public – State of Oregon

My commission expires: 12/1/23

RELEASE OF LIS PENDENS - 1
MH FILE NO.: OR-17-801590-JUD

Champion Mortgage Company

MCCARTHY & HOLTHUS, LLP
920 SW 3RD AVE, 1ST FLOOR
PORTLAND, OR 97204
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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.