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ALDRIDGE PITE, LLP  
111 SW Columbia Street, Suite 950  
Portland, OR 97201

2020-002527

Klamath County, Oregon

02/28/2020 02:41:07 PM

Fee: \$87.00

## NOTICE OF PENDENCY OF ACTION

SEATTLE BANK,  
**Plaintiff,**

v.

THE ESTATE OF WILMA L. MCGAHAN; THE  
UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF  
WILMA L. MCGAHAN; KATHY KENNON; MARK  
MCGAHAN; AND ALL OTHER PERSONS OR  
PARTIES UNKNOWN CLAIMING ANY RIGHT,  
TITLE, LIEN, OR INTEREST IN THE REAL  
PROPERTY COMMONLY KNOWN AS 4515 SELMA  
STREET, KLAMATH FALLS, OR 97603,  
**Defendants.**

Case No. 20CV09356

PURSUANT TO ORS 93.740 NOTICE IS HEREBY GIVEN:

1. An action has been commenced in the Circuit Court of the State of Oregon, in and for the County of Klamath, by the above-named Plaintiff against the above named Defendants.
2. The purpose of the action is for judicial foreclosure of a deed of trust, which was recorded on August 18, 2009, in the official records of Klamath County as instrument number 2009-011089 ("Deed of Trust").

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3. The Deed of Trust encumbers the real property commonly known as 4515 Selma Street, Klamath Falls, OR 97603 ("Subject Property"), and legally described as follows:

A TRACT OF LAND SITUATED IN THE SW1/4 NW1/4 OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 16 OF SUMMERS HEIGHTS A PLATTED PORTION OF KLAMATH COUNTY, OREGON; THENCE SOUTH ALONG THE EAST LINE OF SAID SUMMERS HEIGHTS A DISTANCE OF 30 FEET TO THE SOUTH LINE OF THE SW1/4 NW1/4 OF SAID SECTION 14; THENCE EAST ALONG SAID LINE 50 FEET AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST ALONG SAID LINE 100 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SUMMERS HEIGHTS 195 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF SAID SW1/4 NW1/4 TO ITS INTERSECTION WITH THE EAST LINE OF DEED RECORDED OCTOBER 3, 1950 IN DEED VOLUME 242 AT PAGE 353; THENCE SOUTH 12° WEST TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DEEDED TO KLAMATH COUNTY FOR ROAD PURPOSES IN VOLUME M67, PAGE 8499, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

Dated: 2/27/2020

By:

  
Christina M. Andreoni, OSB # 160875  
Of Attorneys for Plaintiff

STATE OF OREGON                    }  
COUNTY OF MULTNOMAH        }

The foregoing instrument was acknowledged before me on this 27 day of February, 2020  
by Christina Andreoni of Aldridge Pite, LLP, corporation, on behalf of the corporation.  
WITNESS my hand and official seal.

Signature Mia (seal)  
Notary Public  
My Commission Expires: 9.12.23

