

**2023-001261**

**Klamath County, Oregon**

**02/23/2023 10:06:02 AM**

**Fee: \$87.00**

After recording return to:  
McCarthy & Holthus, LLP  
920 SW 3rd Ave, 1st Floor  
Portland, OR 97204  
Phone: (971) 201-3200  
Fax: (971) 201-3202

**NOTICE OF PENDENCY OF AN ACTION**

IN THE CIRCUIT COURT OF THE STATE OF OREGON

FOR THE COUNTY OF KLAMATH

MORTGAGE ASSETS MANAGEMENT,  
LLC,

Plaintiff,

vs.

WALTER R. PETERS AKA WALTER  
RAYMOND PETERS AKA WALTER  
PETERS; THE UNKNOWN HEIRS AND  
DEVISEES OF BONNIE H. PETERS AKA  
BONNIE PETERS; OREGON  
DEPARTMENT OF REVENUE; OREGON  
AFFORDABLE HOUSING ASSISTANCE  
CORPORATION; RAY KLEIN INC., DBA  
PROFESSIONAL CREDIT SERVICE;  
SELCO COMMUNITY CREDIT UNION;  
CREDIT ASSOCIATES, INC.; WAGON  
TRAIL RANCH PROPERTY OWNERS  
ASSOCIATION; UNITED STATES OF  
AMERICA; OCCUPANTS OF THE  
PROPERTY,

Defendants.

Case No.: 23CV07247

NOTICE OF PENDENCY OF AN ACTION

**PURSUANT TO ORS 93.740, THE UNDERSIGNED STATES:**

- 1.) NOTICE IS HEREBY GIVEN that the above-named Plaintiff has commenced an action against the above-named defendants in the Circuit Court of Klamath 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 to foreclose a Deed of Trust. The Deed of Trust was recorded on June 27, 2007 with the Clerk of Klamath County Deeds and Records under Instrument No. 2007-011550.

4.) The property that is the subject matter of this action is located at, and commonly known as, 152039 Conestoga Rd., La Pine, OR 97739, in Klamath County, Oregon (the "Property").

The legal description for the Property is:

LOT 1 BLOCK 1 OF WAGON TRAIL ACREAGES NO. 2, ACCORDING TO  
THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

APN: R129729, 2309-012B0-00100

All persons dealing with the real property subsequent to the recording of this Lis Pendens will take subject to the Plaintiff's rights as established in the action.

DATED: 2/22/2023

McCarthy & Holthus, LLP



Michael Scott OSB# 973947

920 SW 3rd Ave, 1st Floor

Portland, OR 97204

Phone: (971) 201-3200

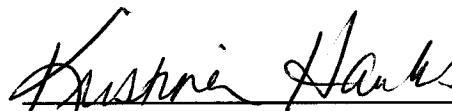
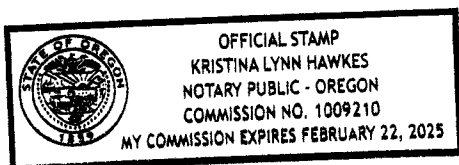
Fax: (971) 201-3202

gchu@mccarthyholthus.com

Attorneys for Plaintiff

State of OREGON  
County of MULTNOMAH

This instrument was acknowledged before me on February 22, 2023 by  
Michael Scott as attorney for MORTGAGE ASSETS MANAGEMENT, LLC.



Notary Public – State of Oregon

My commission expires: 2-22-25

NOTICE OF PENDENCY OF AN ACTION - 2  
MH FILE NO.: OR-23-953058-JUD

PHH Mortgage Corporation

MCCARTHY & HOLTHUS, LLP  
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