

2023-003476

Klamath County, Oregon

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Fee: \$87.00

After recording return to:
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NOTICE OF PENDENCY OF AN ACTION

IN THE CIRCUIT COURT OF THE STATE OF OREGON

FOR THE COUNTY OF KLAMATH

WELLS FARGO BANK, N.A.,

Plaintiff,

vs.

EARNEST E. MCGUIRE; UNKNOWN
HEIRS AND DEVISEES OF EARNEST E.
MCGUIRE; ALAN MCGUIRE; ANDREW
MCGUIRE; OCCUPANTS OF THE
PROPERTY;

Defendants.

Case No.: 23CV17297

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 May 28, 2010 with the Clerk of Klamath County Deeds and Records under Instrument No. 2010-006542.
- 4.) The property that is the subject matter of this action is located at, and commonly known as, 5211 DEWITT AVENUE, KLAMATH FALLS, OR 97601-9585, in Klamath County, Oregon (the "Property"). The legal description for the Property is:

**THE FOLLOWING DESCRIBED PARCEL OF REAL PROPERTY SITUATED
IN KLAMATH COUNTY, OREGON, AND BEING A PORTION OF TRACTS**

3 AND 4, DE WITT HOME TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT NO. 3, DE WITT HOME TRACTS, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF DE WITT AVENUE; THENCE, SOUTH 89 DEGREES 49' 00" WEST A DISTANCE OF 263.02 FEET; THENCE, NORTH 00 DEGREES 04' 00" EAST A DISTANCE OF 218.68 FEET; THENCE, NORTH 89 DEGREES 49' 00" EAST A DISTANCE OF 263.02 FEET TO THE EASTERLY LINE OF SAID TRACT 3; THENCE, SOUTH 00 DEGREES 04' 00" WEST A DISTANCE OF 218.68 FEET TO THE POINT OF BEGINNING.

APN: 495093; 3908-012DB-00700

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: 5/4/2023

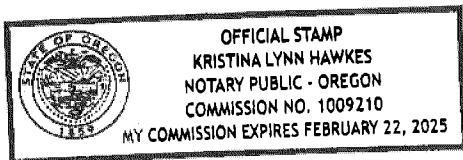
McCarthy & Holthus, LLP

Michael Scott

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Attorneys for Plaintiff

State of OREGON
County of MULTNOMAH

This instrument was acknowledged before me on May 4th, 2023 by Michael Scott as attorney for WELLS FARGO BANK, N.A..



Kristina Hawkes
Notary Public – State of Oregon
My commission expires: 2-22-25