

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

PHH MORTGAGE CORPORATION,

Plaintiff,

vs.

THE UNKNOWN HEIRS AND DEVISEES
OF ROBERTA HIMBARGER; UNITED
STATES OF AMERICA; OCCUPANTS OF
THE PROPERTY,

Defendants.

Case No.: 24CV03591

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 February 27, 2020 with the Clerk of Klamath County Deeds and Records under Instrument No. 2020-002372.
- 4.) The property that is the subject matter of this action is located at, and commonly known as, 1325 WIARD STREET, KLAMATH FALLS, OR 97603, in Klamath County, Oregon (the "Property"). The legal description for the Property is:

A TRACT OF LAND BEING A PORTION OF LOT 9, AS SHOWN ON THE PLAT MAP ENTITLED "FAIR ACRES SUB-DIVISION NUMBER 1" MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERN LINE OF WIARD STREET, SAID POINT BEING THE SOUTHWESTERN CORNER OF SAID LOT 9 RUNNING THENCE ALONG SAID EASTERN LINE OF WIARD STREET, NORTH 54.60 FEET TO A POINT; THENCE NORTH 88°34'00" EAST 312.26 FEET TO A POINT ON THE EASTERN LOT LINE OF SAID LOT 9; THENCE SOUTH 1°06' EAST 55.95 FEET TO THE SOUTHEASTERN CORNER OF SAID LOT 9; THENCE ALONG THE SOUTHERN LINE OF SAID LOT 9, SOUTH 88°48'50" WEST 312.26 FEET TO THE POINT OF BEGINNING.

APN: R449624

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: 1/24/2024

McCarthy & Holthus, LLP



John Thomas OSB No. 024691

X Michael Scott OSB No. 973947

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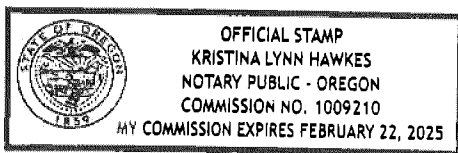
msscott@mccarthyholthus.com

Of Attorneys for Plaintiff

State of OREGON

County of MULTNOMAH

This instrument was acknowledged before me on January 24, 20 24 by Michael Scott as attorney for PHH MORTGAGE CORPORATION.



Notary Public – State of Oregon

My commission expires: 2-22-25