

2024-006824

Klamath County, Oregon

08/05/2024 02:56:02 PM

Fee: \$87.00

After recording, please return to:  
The Mortgage Law Firm  
650 NE Holladay St. Ste. 1600  
Portland, OR 97232

### NOTICE OF PENDENCY OF AN ACTION

Pursuant to ORS 93.740, the undersigned states:

1. As plaintiff, SERVBANK, SB whose address is c/o The Mortgage Law Firm 650 NE Holladay St. Ste. 1600 Portland, OR 97232 has filed an action in the Circuit Court for Klamath County, State of Oregon;

2. The defendants are: RHONDA L. ISHMAEL; DOUGLAS ISHMAEL; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; and ALL OTHER OCCUPANTS OF THE PREMISES;

3. The object of the action is the foreclosure of a mortgage recorded in the official records of Klamath County, Oregon, as Document No. 2016-000230;

4. The legal description of the real property to be affected is:

All the following described real property in the County of Klamath, State of Oregon, lying Northwesterly of the Dalles-California State Highway 97:

Beginning at an iron pin on the Westerly line of RIVERVIEW subdivision, (located in SW1/4 SW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon) which lies North 0°15' West along said Westerly line of RIVERVIEW a distance of 150 feet from the iron pin which marks the most Southerly corner of Lot 21, Block 7, RIVERVIEW, and running thence continuing North 0°15' West along the Westerly line of RIVERVIEW, a distance of 362 feet to an iron pin which marks the Northeast corner of the SW1/4 SW1/4 of said Section 5; thence South 89°45' West along the North line of the SW1/4 SW1/4 of Section 5, a distance of 490 feet to an iron pin; thence South 0°15' East a distance of 512 feet to an iron pin; thence North 89°45' East a distance of 290 feet to an iron pin; thence North 0°15' West a distance of 150 feet to an iron pin; thence North 89°45' East a distance of 200 feet more or less to the point of beginning, being in the SW1/4 SW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2:

A tract of land located in the SW1/4 SW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Northeast corner of the SW1/4 SW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 89°42' West 490.00 feet; thence South 0°18' East 572.00 feet to the true point of beginning of this description; thence South 0°18' East 145.42 feet, more or less, to the Northwesterly right of way line of Highway 97; thence Northeasterly along said right of way line to a point North 89°42' East from the true point of beginning; thence South 89°42' West to the true point of beginning.

DATED: August 2, 2024.

/s/ Nathan T. Harpham  
Nathan T. Harpham, OSB #143338  
650 NE Holladay St, Suite 1600  
Portland, OR 97232  
Telephone: (971) 270-1233  
nate.harpham@mtglawfirm.com  
Attorney for Plaintiff

STATE OF Oregon )  
County of Multnomah ) ss.

SUBSCRIBED AND SWORN TO before me on August 2, 2024.

/s/ Katelynn Marie Dimmick  
Notary Public for Oregon  
My commission expires: 10/13/2024

