

**RECORDING COVER SHEET** (Please print or type )

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ORS 205.234

*This space reserved for use by  
Recording Office*

**After recording return to:** ORS 205.234(1)(c)  
ZBS LAW, LLP  
30 CORPORATE PARK, SUITE 450  
IRVINE, CA 92606

**1. Title(s) of the transaction(s)**

ORS 205.234(1)(a)

NOTICE OF PENDENCY OF ACTION

**2. Direct Party(ies) / grantor(s)**

Name(s)

ORS 205.234(1)(b)

TRI COUNTIES BANK

**3. Indirect Party(ies) / grantees(s)**

Name(s)

ORS 205.234(1)(b)

THE UNKNOWN HEIRS AND DEVISEES OF THOMAS J JUSTI, A DECEASED INDIVIDUAL;  
NICOLE JUSTI AS POTENTIAL HEIR OR DEVISEE OF THOMAS J JUSTI; GREG JUSTI AS  
POTENTIAL HEIR OR DEVISEE OF THOMAS J JUSTI; LINDA JUSTI AS POTENTIAL HEIR  
OR DEVISEE OF THOMAS J JUSTI; AND ALL OTHER UNKNOWN PARTIES CLAIMING ANY  
RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 2360  
VINE AVENUE, KLAMATH FALLS, OR 97601

**4. True and actual consideration:**

ORS 205.234(1) Amount in dollars or other

\$ \_\_\_\_\_

Other: \_\_\_\_\_

**5. Send tax statements to:**

ORS 205.234(1)(e)

Tri Counties Bank  
63 Constitution Dr.  
Chico, CA 95973

**6. Satisfaction of lien, order, or warrant**

ORS 205.234(1)(f)

**7. The amount of the monetary obligation imposed**

**by the lien, order, or warrant:** ORS 205.234(1)(f)

\_\_\_ FULL \_\_\_ PARTIAL

\$ \_\_\_\_\_

**8. Previously recorded document reference:** \_\_\_\_\_

**9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the Request of \_\_\_\_\_  
to correct \_\_\_\_\_  
previously recorded in book \_\_\_\_\_ and Page \_\_\_\_\_, or as fee number \_\_\_\_\_."

1  
2  
3  
4 **IN THE CIRCUIT COURT OF THE STATE OF OREGON**  
5 **FOR THE COUNTY OF KLAMATH**  
6

7 TRI COUNTIES BANK,

8 Plaintiff,

9 vs.

10 THE UNKNOWN HEIRS AND DEVISEES OF  
11 THOMAS J JUSTI, A DECEASED  
12 INDIVIDUAL; NICOLE JUSTI AS  
13 POTENTIAL HEIR OR DEVISEE OF  
14 THOMAS J JUSTI; GREG JUSTI AS  
15 POTENTIAL HEIR OR DEVISEE OF  
16 THOMAS J JUSTI; LINDA JUSTI AS  
17 POTENTIAL HEIR OR DEVISEE OF  
18 THOMAS J JUSTI; AND ALL OTHER  
19 UNKNOWN PARTIES CLAIMING ANY  
20 RIGHT, TITLE, LIEN OR INTEREST IN THE  
21 REAL PROPERTY COMMONLY KNOWN  
22 AS 2360 VINE AVENUE, KLAMATH FALLS,  
23 OR 97601,

24 Defendants.

**CASE NO.: 22CV41414**

**NOTICE OF PENDENCY OF ACTION**

25 NOTICE IS HEREBY GIVEN that an action has been instituted and is now pending in  
26 the Circuit Court of the State of Oregon, in and for the County of Klamath, upon the complaint of  
27 Tri Counties Bank ("Plaintiff"), against the above-named defendants The Unknown Heirs and  
28 Devisees of Thomas J Justi, a deceased individual; Nicole Justi, as Potential Heir or Devisee of  
Thomas J Justi; Greg Justi, as Potential Heir or Devisee of Thomas J Justi; Linda Justi, as  
Potential Heir or Devisee of Thomas J Justi; and All Other Unknown Parties Claiming Any  
Right, Title, Lien or Interest in the Real Property Commonly Known as 2360 Vine Avenue,  
Klamath Falls, OR 97601, that the object of that action is a judicial foreclosure on Plaintiff's lien

1 in first position on the property, securing Plaintiff's loan to the same extent, with interest, on the  
2 real property located at: 2360 Vine Avenue, Klamath Falls, OR 97601 with a legal description of:

3  
4 Lot 548 in Block 120 of MILLS ADDITION to the City of Klamath Falls, according to  
5 the official plat thereof on file in the office of the County Clerk of Klamath County,  
6 Oregon.

6 DATED: December 7, 2022

ZBS Law, LLP

8 By:

9 Scott D. Crawford, OSB# 086448

10 Bradford E. Klein, OSB# 165784

11 Amber L. Labrecque, OSB# 094593

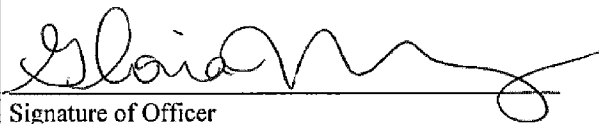
Attorneys for Plaintiff

12 A notary public or other officer completing this certificate  
13 verifies only the identity of the individual who signed the  
document, to which this certificate is attached, and not the  
truthfulness, accuracy, or validity of that document.

14 State of California

15 County of Orange }

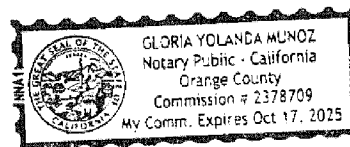
16 **Subscribed and Sworn** to (or affirmed) before me, on this 7<sup>th</sup> day of December, 2022, by **Bradford E. Klein**,  
17 proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

18 

Signature of Officer

19 Print Name: Gloria Yolanda Muñoz

20 My Commission Expires: 10/17/2025



(Seal)