

2023-001801

Klamath County, Oregon

03/16/2023 08:23:01 AM

Fee: \$92.00

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument.

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)

U.S. BANK TRUST NA, AS TRUSTEE OF CABANA SERIES V TRUST

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

Name(s)

ORS 205.234(1)(b)

JAMES W. MOORE; DOE BROWNFIELD VON HELMS; RUNNING Y RANCH RESORT OWNERS ASSOC.; AND ALL OTHER UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS LOT 846 COOPERS HAWK ROAD, KLAMATH FALLS, OR 97601

4. True and actual consideration:

5. Send tax statements to:

ORS 205.234(1)(e)

ORS 205.234(1) Amount in dollars or other

\$

SN Servicing

Other: _____

323 5th Street

Eureka, CA 95501

6. Satisfaction of lien, order, or warrant

7. The amount of the monetary obligation imposed

ORS 205.234(1)(f)

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 _____."

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

7 U.S. BANK TRUST NA, AS TRUSTEE OF
8 CABANA SERIES V TRUST,

9 Plaintiff,

10 vs.

11 JAMES W. MOORE; DOE BROWNFIELD
12 VON HELMS; RUNNING Y RANCH RESORT
13 OWNERS ASSOC.; AND ALL OTHER
14 UNKNOWN PARTIES CLAIMING ANY
15 RIGHT, TITLE, LIEN OR INTEREST IN THE
16 REAL PROPERTY COMMONLY KNOWN
17 AS LOT 846 COOPERS HAWK ROAD,
18 KLAMATH FALLS, OR 97601,

19 Defendants.

CASE NO.: 23CV10449

NOTICE OF PENDENCY OF ACTION

20 NOTICE IS HEREBY GIVEN that an action has been instituted and is now pending in
21 the Circuit Court of the State of Oregon, in and for the County of Klamath, upon the complaint of
22 U.S. Bank Trust NA, as Trustee of Cabana Series V Trust ("Plaintiff"), against the above-named
23 defendants JAMES W. MOORE; DOE BROWNFIELD VON HELMS; RUNNING Y RANCH
24 RESORT OWNERS ASSOC.; AND ALL OTHER UNKNOWN PARTIES CLAIMING ANY
25 RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN
26 AS LOT 846 COOPERS HAWK ROAD, KLAMATH FALLS, OR 97601, that the object of that
27 action is a judicial foreclosure on Plaintiff's lien in first position on the property, securing
28 Plaintiff's loan to the same extent, with interest, on the real property located at: Lot 846 Coopers
Hawk Road, Klamath Falls, OR 97601 with a legal description of:

Lot 846, Running Y Resort, Phase 11, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.

1 DATED: March 15, 2023

ZBS Law, LLP

By: _____

Scott D. Crawford, OSB# 086448

Bradford E. Klein, OSB# 165784

Amber L. Labrecque, OSB# 094593

Attorneys for Plaintiff

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3
4
5 A notary public or other officer completing this certificate
6 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.

7 State of California

County of Orange }

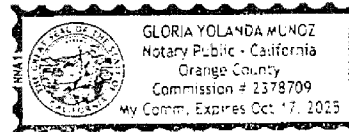
8
9 **Subscribed and Sworn to (or affirmed) before me, on this 15th day of March, 2023, by **Bradford E. Klein**, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.**

10 

11 Signature of Officer

Print Name: Gloria Yolanda Muñoz

My Commission Expires: 10/17/2025



(Seal)