

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 THOMAS HAROLD BLACKBURN  
AKA THOMAS H. BLACKBURN AKA  
THOMAS BLACKBURN; JOYCE TWAITE;  
UNITED STATES OF AMERICA;  
OCCUPANTS OF THE PROPERTY,

Defendants.

Case No.: 24CV30261

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 April 25, 2022 with the Clerk of Klamath County Deeds and Records under Instrument No. 2022-005222.
- 4.) The property that is the subject matter of this action is located at, and commonly known as, 9338 PRAIRIE DOG DR, BONANZA, OR 97623, in Klamath County, Oregon (the "Property"). The legal description for the Property is:

LOT 2, BLOCK 29, KLAMATH FALLS FOREST ESTATES HIGHWAY 66  
UNIT PLAT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON  
FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,  
OREGON.

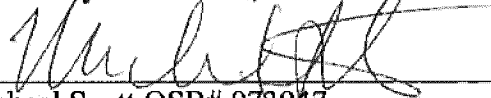
LESS AND EXCEPTING THAT PORTION DEEDED TO THE STATE OF  
OREGON, BY AND THROUGH ITS DEPARTMENT OF  
TRANSPORTATION BY INSTRUMENT RECORDED APRIL 4, 2013 AS  
2013-003617, RECORDS OF KLAMATH COUNTY, OREGON.

APN: 461486, 3811-005A0-00700

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: 6/26/2024

McCarthy & Holthus, LLP



Michael Scott OSB# 973947  
920 SW 3rd Ave, 1st Floor  
Portland, OR 97204  
Phone: (971) 201-3200  
Fax: (971) 201-3202  
mscott@mccarthyholthus.com  
Attorneys for Plaintiff

State of OREGON  
County of MULTNOMAH

This instrument was acknowledged before me on June 26<sup>th</sup>, 2024 by  
Michael Scott as attorney for PHH MORTGAGE CORPORATION.



Notary Public – State of Oregon

My commission expires: 2-22-2025

