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03/18/2025 01:13:53 PM

Fee: \$87.00

Returned at Counter

After Recording Return to:

Nathan J. Ratliff  
Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls, OR 97601

Grantor:

VCP Ranch  
Limited Partnership  
12520 Anderson Road  
Klamath Falls, OR 97603

Grantee:

Flynt Cody  
P. O. Box 391  
Santa Ynez, CA 93460

Send Tax Statements to:

No Change

## IN THE CIRCUIT COURT OF THE STATE OF OREGON

## FOR THE COUNTY OF KLAMATH

VCP RANCH LIMITED PARTNERSHIP,  
an Oregon Limited Partnership

Case No. 25CV15713

**NOTICE OF *LIS PENDENS***

Plaintiff,

vs.

FLYNT CODY.

Defendant.

PURSUANT TO ORS 93.740, the undersigned states:

1. As plaintiff, VCP Ranch Limited Partnership, an Oregon Limited Partnership, has filed an action in the Circuit Court of the State of Oregon, County of Klamath;
2. The defendants of Flynt Cody;
3. The objection of the action is: Complaint for Foreclosure of Trust Deed;
4. The legal description of the real property to be affected is situated in the County of Klamath, State of Oregon, and is as follows, to-wit:

1 PARCEL A


2 Government Lots 2, 3, 4 and the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 19, and  
3 Government Lot 1, the E $\frac{1}{2}$  of the NW $\frac{1}{4}$  and the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of  
4 Section 30, Township 40 South, Range 1 East of the Willamette  
Meridian, Klamath County, Oregon.

5 PARCEL B

6 Unsurveyed Parcels 2 and 23, Land Partition 13-08 replat of Parcel 3 of  
7 Land Partition 20-92 in Sections 17, 18, 19, 20 and 29, Township 40  
8 South, Range 11 East of the Willamette Meridian and recorded June  
17, 2008 in Volume 2008-008788, Klamath County, Oregon.

9 DATED this 17<sup>th</sup> day of March, 2025.

10 PARKS & RATLIFF, P.C.

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12 Matthew T. Parks, OSB #000895  
13 of Attorneys for Plaintiff  
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