

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)

VILLAGE CAPITAL & INVESTMENT LLC

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

Name(s)

ORS 205.234(1)(b)

UNKNOWN HEIRS AND DEVISEES OF JAMES C. GRIFFIN, a deceased individual; AND ALL OTHER UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 7639 Bly Mountain Cutoff Rd, Bonanza, OR 97623

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)

Village Capital & Investment LLC
2460 Paseo Verde Parkway Ste 110
Henderson, NV 89074

6. Satisfaction of lien, order, or warrant

ORS 205.234(1)(f)

___ FULL ___ PARTIAL

7. The amount of the monetary obligation imposed

by the lien, order, or warrant:

ORS 205.234(1)(f)

\$

8. Previously recorded document reference: 2022-013066

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 VILLAGE CAPITAL & INVESTMENT LLC,
8 Plaintiff,

9 vs

10 UNKNOWN HEIRS AND DEVISEES OF
11 JAMES C. GRIFFIN, a deceased individual;
12 AND ALL OTHER UNKNOWN PARTIES
13 CLAIMING ANY RIGHT, TITLE, LIEN OR
INTEREST IN THE REAL PROPERTY
COMMONLY KNOWN AS 7639 BLY
MOUNTAIN CUTOFF RD, BONANZA, OR
97623,

14 Defendants.

CASE NO.: 25CV15598

NOTICE OF PENDENCY OF ACTION

15
16 NOTICE IS HEREBY GIVEN that an action has been instituted and is now pending in
17 the Circuit Court of the State of Oregon, in and for the County of Klamath, upon the complaint of
18 VILLAGE CAPITAL & INVESTMENT LLC ("Plaintiff"), against the above-named Defendants
19 UNKNOWN HEIRS AND DEVISEES OF JAMES C. GRIFFIN, a deceased individual; AND
20 ALL OTHER UNKNOWN PARTIES CLAIMING ANY RIGHT, TITLE, LIEN OR INTEREST
21 IN THE REAL PROPERTY COMMONLY KNOWN AS 7639 BLY MOUNTAIN CUTOFF
22 RD, BONANZA, OR 97623, that the object of that action is a judicial foreclosure on Plaintiff's
23 lien in first position on the property, securing Plaintiff's loan to the same extent, with interest, on
24 the real property located at: 3323 B STREET, FOREST GROVE, OR 97116 with a legal
description of:

25 Lot 6 in Block 70 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT,
26 PLAT NO. 3, according to the official plat thereof on file in the office of the County
27 Clerk, Klamath County, Oregon.
28

1
2 DATED: March 18, 2025

ZBS Law, LLP

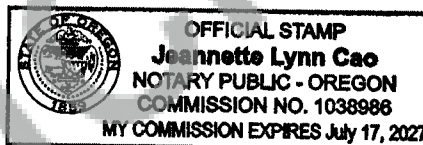
3
4 By: Amber L. Labrecque
5 Amber L. Labrecque, OSB# 094593
6 Dirk Schouten, OSB# 115153
7 Attorneys for Plaintiff

8
9 A notary public or other officer completing this certificate
10 verifies only the identity of the individual who signed the
11 document, to which this certificate is attached, and not the
12 truthfulness, accuracy, or validity of that document.

13 State of Oregon
14 County of Clackamas }

15 Subscribed and Sworn to (or affirmed) before me, on this 18th day of March 2025, by
16 Amber L. Labrecque, proved to me on the basis of satisfactory evidence to be the person(s)
17 who appeared before me.

18 Jeannette Lynn Cao



19 Notary Public, State of Oregon
20 County of Clackamas
21 Commissioned Name of Notary Public Jeannette Lynn Cao
22 Personally known ☒ or produced identification _____
23 Type of identification produced _____
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25
26
27
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