

After recording return to:
McCarthy & Holthus, LLP
920 SW 3rd Ave, 1st Floor
Portland, OR 97204
Phone: (971) 201-3200

2025-003529
Klamath County, Oregon
05/12/2025 09:17:01 AM
Fee: \$92.00

NOTICE OF PENDENCY OF AN ACTION

IN THE CIRCUIT COURT OF THE STATE OF OREGON

FOR THE COUNTY OF KLAMATH

SEATTLE BANK,

Plaintiff,

vs.

UNKNOWN SUCCESSOR TRUSTEE OF
THE THAD D. YOUNG TRUST
AGREEMENT DATED MARCH 10, 1993
AND FULLY AMENDED SEPTEMBER 21,
2009; UNKNOWN HEIRS AND DEVISEES
OF THAD D. YOUNG AKA THAD YOUNG;
JAMES M. YOUNG AKA JAMES YOUNG;
MICHAEL YOUNG; NEIL YOUNG; SAORI
YOUNG; MATTHEW B. YOUNG AKA
MATTHEW YOUNG; THAYNE J. YOUNG
AKA THAYNE YOUNG; JUDITH ELAINE
BIDLE AKA JUDITH E. BIDLE AKA
JUDITH BIDLE; UNITED STATES OF
AMERICA; OCCUPANTS OF THE
PROPERTY,

Defendants.

Case No.: 25CV26165

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 November 23, 2009 with the Clerk of Klamath County Deeds and Records under Instrument No. 2009-014980.

4.) The property that is the subject matter of this action is located at, and commonly known as, 642 Front St, Klamath Falls, OR 97601-1914, in Klamath County, Oregon (the "Property"). The legal description for the Property is:

A PARCEL OF PROPERTY LOCATED IN A PORTION OF LOTS 9 AND 10, SECTION 30, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AS FOLLOWS:

THE EASTERLY 45 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF FRONT STREET, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, WHERE THE LOT LINE COMMON TO LOTS 3 AND 4, BLOCK 42 OF SAID BUENA VISTA ADDITION, IF PROJECTED ACROSS FRONT STREET AND EASTERLY 80.00 FEET; THENCE FROM THE POINT OF BEGINNING HEREIN DESCRIBED, EASTERLY ALONG THE SOUTHERLY LINE OF FRONT STREET BEING THE NORTHERLY LINE OF LANDS HEREIN CONVEYED, 149.8 FEET; THENCE SOUTH A DISTANCE OF 262.5 FEET, MORE OR LESS, TO THE SHORE LINE OF UPPER KLAMATH LAKE; THENCE NORTHWESTERLY ALONG SAID SHORE LINE TO A POINT BEING SOUTHERLY FROM THE POINT OF BEGINNING AND AT RIGHT ANGLES TO FRONT STREET; THENCE NORTHERLY TO THE POINT OF BEGINNING.

APN: 175786, 3809-030BA-03700

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: 5/9/2025

McCarthy & Holthus, LLP



Michael Scott OSB# 973947

920 SW 3rd Ave, 1st Floor

Portland, OR 97204

Phone: (971) 201-3200

msscott@mccarthyholthus.com

Attorneys for Plaintiff

State of OREGON

County of MULTNOMAH

This instrument was acknowledged before me on May 9, 2025 by Michael Scott as attorney for SEATTLE BANK.



Notary Public – State of Oregon

My commission expires: 12-23-28

