

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

2025-004486
Klamath County, Oregon
06/12/2025 09:33:01 AM
Fee: \$87.00

NOTICE OF PENDENCY OF AN ACTION

IN THE CIRCUIT COURT OF THE STATE OF OREGON

FOR THE COUNTY OF KLAMATH

VILLAGE CAPITAL & INVESTMENT,
LLC,

Plaintiff,

v.

THE UNKNOWN HEIRS AND DEVISEES
OF TIMOTHY O'DONNELL; KELLY K.
O'DONNELL; JAMIE O'DONNELL AKA
JAMIE MADRID; OCCUPANTS OF THE
PROPERTY,

Defendants.

Case No.: 25CV34205

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 February 5, 2020 with the Clerk of Klamath County Deeds and Records under Instrument No. 2020-001485.
- 4.) The property that is the subject matter of this action is located at, and commonly known as, 2201 VINE AVENUE, KLAMATH FALLS, OR 97601, in Klamath County, Oregon (the "Property"). The legal description for the Property is:

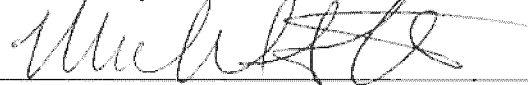
THE SOUTH 80 FEET OF LOT 487, BLOCK 114, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

APN: 480679 / 3809-033AC-09200

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: 6/11/2025

McCarthy & Holthus, LLP



Michael Scott OSB# 973947

920 SW 3rd Ave, 1st Floor

Portland, OR 97204

Phone: (971) 201-3200

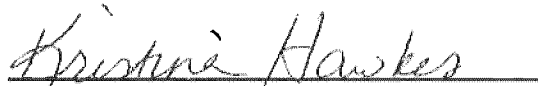
msscott@mccarthyholthus.com

Attorneys for Plaintiff

State of OREGON

County of MULTNOMAH

This instrument was acknowledged before me on June 11, 2025 by Michael Scott as attorney for VILLAGE CAPITAL & INVESTMENT, LLC.



Notary Public – State of Oregon

My commission expires: 12-23-2028

