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IN THE CIRCUIT COURT OF THE STATE OF OREGON  
FOR LANE COUNTY

DANCO REFRIGERATION, INC., an Oregon corporation, dba DANCO EXCAVATION, INC.;

Plaintiff,

v.

JEREMY WHEELER; SWEET LEAF CANNABIS OF SPRINGFIELD, LLC, an Oregon limited liability company; SWEET LEAF CANNABIS, LLC, an Oregon limited liability company; LITTLE FALL CREEK LLC, an Oregon limited liability company;

Defendants.

Case No. 17CV14022

**WRIT OF EXECUTION (REAL PROPERTY)**

TO: SHERIFF OF LANE COUNTY

On or about May 24, 2017, a general judgment was entered in the register for this case in the above-entitled court, a true copy of which is attached to this Writ as Exhibit 1, in favor of Plaintiff (the "Judgment Creditor") and against Defendant Little Fall Creek LLC (the "Judgment Debtor"), providing a money award in the principal amount of \$22,197.50, plus interest at the rate of nine percent per annum from March 1, 2017 until paid (the "Judgment"). As of August 25, 2017, the total owing under the Judgment is \$23,176.81. Interest continues to accrue on the Judgment at \$5.59 per day.

1 Now, therefore, in the name of the State of Oregon, you are hereby commanded to sell in  
2 the manner prescribed by law for the sale of real property (subject to redemption), all of the  
3 interest the Judgment Debtor has in the real property described in the attached Exhibit 1, in the  
4 City of Fall Creek, Lane County, Oregon (the "Real Property") to satisfy the principal sum of  
5 \$22,197.50, together with accrued interest thereon in the amount of \$979.31 as of the date  
6 hereof, plus interest on the total after the date of this writ at the rate of nine percent per annum  
7 until paid, within 60 days after you have received this writ.

8 The Real Property which is to be sold is as follows:

9 All that part of the following described property lying Southerly of the center line  
10 of Little Fall Creek: The East half of the Southwest quarter and the East half of the  
11 Northwest quarter of Section 34, Township 18 South, Range 1 West, Willamette Meridian, in Lane County, Oregon;

12 TOGETHER WITH: Begin at a point in the center of County Road No. 305 (Little  
13 Fall Creek Road), 270 feet due West of a point where said road intersects the North  
14 and South one-quarter section line of Section 34, Township 18 South, Range 1  
15 West, Willamette Meridian, and run thence South 0° 22' East to the center of Little  
16 Fall Creek; thence down the center of said creek to a point 282.5 feet West of said  
17 North and South one-quarter section line; thence North 0° 22' West to the center of  
18 the county road; thence East 12.5 feet to the place of beginning, in Lane County,  
19 Oregon.

20 EXCEPTING THEREFROM: The Northerly 20 acres of the following described  
21 property lying South of Little Fall Creek: The East one-half of the Southwest  
22 Quarter and the East half of the Northwest Quarter of Section 34, Township 18  
23 South, Range 1 West, Willamette Meridian, in Lane County, Oregon, said 20 acre  
24 parcel being more fully described as follows: Beginning at the South quarter corner  
25 of said Section 34, run North 0° 22' West along the North-South centerline of  
26 Section 2199.75 feet to the point of beginning; thence continue North 0° 22' West  
696 feet to the centerline of Little Fall Creek; thence along said centerline as  
follows: South 88° 12' 26" West 602.9 feet; thence North 83° 53' 48" West 246.5  
feet; thence South 67° 04' 44" West 525.2 feet; thence leave said centerline and run  
South 0° 21' 48" East 523.95 feet to a point South 88° 40' 16" West from the point  
of beginning; thence North 88° 40' 16" East 1337.65 feet to the point of beginning.

TOGETHER WITH an easement for ingress, egress and utilities described as  
follows: A 25.00 foot wide strip of land located within the East half of the  
Southwest quarter and the East half of the Northwest quarter of Section 34,  
Township 18 South, Range 1 West of the Willamette Meridian. Said strip of land  
is more particularly described as follows:

Beginning at a point of the Southerly right-of-way of County Road No. 305 (Little  
Fall Creek Road), said point being 30.00 feet from, when measured at right angles

1 to, the centerline of said Little Fall Creek Road, said point also being 270 feet due  
2 West of a point where said road intersects the North and South one-quarter section  
3 line of Section 34, Township 18 South, Range 1 West, Willamette Meridian, and  
4 run thence South 0° 22' East 171.38 feet to a point in the center of Little Fall Creek;  
5 thence South 1° 59' 32" East 141.92 feet to a point of curvature; thence South 2°  
6 26' 11" West 68.40 feet to a point of curvature; thence following along the arc of a  
7 1000.00 foot radius curve to the left, an arc length of 234.79 feet (the long chord of  
8 which bears South 4° 17' 24" East 234.25 feet) to a point of reverse curvature;  
9 thence following along the arc of a 100.00 foot radius curve to the right, an arc  
10 length of 107.84 feet (the long chord of which bears South 19° 52' 39" West 102.69  
11 feet) to a point of tangency; thence South 50° 46' 16" West 250.49 feet to a point  
12 on the Southerly boundary of that particular tract of land known as Parcel 3 of the  
13 Bargain and Sale Deed-Statutory Form recorded on 23 January 2015 at Reception  
14 Number 2015-002736, Lane County Oregon Deed Records, and there ending, all  
15 within said Section 34, Lane County, Oregon.

16 The sidelines of the above described strip of land are shortened and extended at the  
17 beginning and ending points to intersect with the right-of-way of said Little Fall  
18 Creek Road and the Southerly boundary of said Parcel 3.

19 And commonly known as 39586 Little Fall Creek Road, Fall Creek, Oregon, 97438.

20 The mailing address for the Judgment Creditor is: c/o Garrett S. Ledgerwood, at  
21 Hershner Hunter, LLP, P.O. Box 1475, Eugene, OR 97440.

22 *August 31, 2017*

23 *Angie Jones*  
24 *Court Clerk*



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IN THE CIRCUIT COURT OF THE STATE OF OREGON  
FOR LANE COUNTY

DANCO REFRIGERATION, INC., an  
Oregon corporation, dba DANCO  
EXCAVATION, INC.;

Plaintiff,

v.

JEREMY WHEELER; SWEET LEAF  
CANNABIS OF SPRINGFIELD, LLC, an  
Oregon limited liability company; SWEET  
LEAF CANNABIS, LLC, an Oregon limited  
liability company; LITTLE FALL CREEK  
LLC, an Oregon limited liability company;

Defendants.

Case No. 17CV14022

**GENERAL JUDGMENT BASED ON  
DEFAULT**

It appearing that Defendants were served with Summons and Complaint herein in the  
manner prescribed by law and have failed to file an appearance within the time allowed by law;  
the court finds that there is no just reason for delay in the entry of judgment; now, therefore,

JUDGMENT is hereby entered in favor of Plaintiff and against Defendants for the  
following:

MONEY AWARD

A. Creditor/Prevailing Party Information:

1. Name of judgment creditor(s): DANCO Refrigeration, Inc. dba DANCO  
Excavation, Inc.


- 1           2.     Address of judgment creditor: 32270 Bush Garden Drive, Harrisburg, OR 97446
- 2           3.     Name of attorney for judgment creditor: Garrett S. Ledgerwood
- 3           4.     Address and telephone number of attorney for judgment creditor: Hershner
- 4           Hunter, LLP, P.O. Box 1475, Eugene, OR 97440; (541)686-8511.
- 5     **B.     Debtor/Losing Party Information:**
- 6           1.     Name of judgment debtor(s): Jeremy Wheeler, Sweet Leaf Cannabis of
- 7     Springfield, LLC, Sweet Leaf Cannabis, LLC and Little Fall Creek LLC, jointly and severally
- 8           2.     Address of judgment debtor (if known):
- 9                 a)     Jeremy Wheeler, Sweet Leaf Cannabis of Springfield, LLC, Sweet Leaf
- 10                 Cannabis, LLC, 3912 Main Street, Springfield, OR 97478; and
- 11                 b)     Little Fall Creek LLC, 39586 Little Fall Creek, Fall Creek, OR 97438
- 12           3.     Year of birth, Social Security number and driver's license number for each
- 13     judgment debtor, the state of issuance for each judgment debtor's license or tax identification
- 14     number (if known):
- 15                 a)     Jeremy Wheeler – Year of birth is 1980; SSN xxx-xx- 3493; Oregon driver's
- 16                 license no. is unknown
- 17                 b)     Sweet Leaf Cannabis of Springfield, LLC, Sweet Leaf Cannabis, LLC and
- 18                 Little Fall Creek LLC – tax identification number unknown
- 19           4.     Name of attorney for judgment debtor (if known): Unknown
- 20     **C.     Other Parties Entitled to Payment:**
- 21     The name of any person or public body, as defined by ORS 174.109, other than the
- 22     judgment creditor's attorney, that is known by the judgment creditor to be entitled to any portion
- 23     of the money award: N/A
- 24     **D.     Amount of Money Award Against Judgment Debtor(s):**
- 25           1.     Principal Amount of Judgment:   \$22,197.50
- 26           2.     Prejudgment simple interest on the Principal
- Amount at the rate of 9% per annum from
- 3/1/17, to the date of entry of judgment

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3. Post-judgment simple interest at the rate of 9% per annum on the total of the above amounts from the date of entry of judgment, until fully paid.

The clerk of the court is hereby directed to enter this judgment as a general judgment and shall note it in the court's register.

Signed: 5/23/2017 01:34 PM

  
\_\_\_\_\_  
Suzanne B. Chaffin, Circuit Court Judge

SUBMITTED BY:  
Garrett S. Ledgerwood, OSB 143701  
gledgerwood@hershnerhunter.com  
HERSHNER HUNTER, LLP  
Of Attorneys for Plaintiff

**CERTIFICATE (UTCR 5.100)**

**Judicial Readiness:**

This proposed **GENERAL JUDGMENT BASED ON DEFAULT** is ready for judicial signature because:

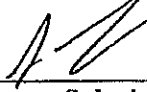
- 1. Each party affected by this order or judgment has stipulated to the order or judgment, as shown by each party's signature on the document being submitted.
- 2. Each party affected by this order or judgment has approved the order or judgment, as shown by each party's signature on the document being submitted or by written confirmation of approval sent to me.
- 3. I have served a copy of this order or judgment on each party entitled to service and:
  - a. No objection has been served on me.
  - b. I received objections that I could not resolve with a party despite reasonable efforts to do so. I have filed a copy of the objections I received and indicated which objections remain unresolved.
  - c. After conferring about objections, [insert role and name of objecting party] agreed to independently file any remaining objection.

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- 4. Service is not required pursuant UTCR 5.100(3), or by statute, rule or otherwise.
- 5. This is a proposed judgment that includes an award of punitive damages and notice has been served on the Director of the Crime Victims' Assistance Section as required by UTCR 5.100(5).
- 6. Other: \_\_\_\_\_

DATED: May 22, 2017

HERSHNER HUNTER, LLP

By  \_\_\_\_\_  
Garrett S. Ledgerwood, OSB 143701  
gledgerwood@hershnerhunter.com  
Of Attorneys for Plaintiff



After Recording Return To  
First American Title  
2892 Crescent Ave.  
Eugene, Oregon 97408



After recording return to:  
Jeremy L. Wheeler  
39586 Little Fall Creek Road  
Fall Creek, OR 97438

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Jeremy L. Wheeler  
39586 Little Fall Creek Road  
Fall Creek, OR 97438

File No.: 7191-2621931 (CS)  
Date: March 23, 2016

THIS SPACE RESERVED FOR RECORDER'S USE	
Lane County Clerk Lane County Deeds & Records	<b>2016-020364</b> 05/04/2016 10:17:14 AM
RPR-DEED Cnt=1 Stn=7 CASHIER 02 4pages \$20.00 \$11.00 \$10.00 \$21.00	<b>\$62.00</b>

### STATUTORY WARRANTY DEED

**William Meyer, Trustee, the Roland and Gertraude Meyer Family Trust, under agreement dated December 19, 2014, Grantor, conveys and warrants to Little Fall Creek, LLC, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

The land referred to in this report is described in Exhibit A attached hereto.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$680,000.00**. (Here comply with requirements of ORS 93.030)





**EXHIBIT A  
LEGAL DESCRIPTION**

ALL THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LYING SOUTHERLY OF THE CENTER LINE OF LITTLE FALL CREEK: THE EAST HALF OF THE SOUTHWEST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, IN LANE COUNTY, OREGON;

TOGETHER WITH: BEGIN AT A POINT IN THE CENTER OF COUNTY ROAD NO. 305 (LITTLE FALL CREEK ROAD), 270 FEET DUE WEST OF A POINT WHERE SAID ROAD INTERSECTS THE NORTH AND SOUTH ONE-QUARTER SECTION LINE OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, AND RUN THENCE SOUTH 0° 22' EAST TO THE CENTER OF LITTLE FALL CREEK; THENCE DOWN THE CENTER OF SAID CREEK TO A POINT 282.5 FEET WEST OF SAID NORTH AND SOUTH ONE-QUARTER SECTION LINE; THENCE NORTH 0° 22' WEST TO THE CENTER OF THE COUNTY ROAD; THENCE EAST 12.5 FEET TO THE PLACE OF BEGINNING, IN LANE COUNTY, OREGON.

EXCEPTING THEREFROM: THE NORTHERLY 20 ACRES OF THE FOLLOWING DESCRIBED PROPERTY LYING SOUTH OF LITTLE FALL CREEK: THE EAST ONE HALF OF THE SOUTHWEST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, IN LANE COUNTY, OREGON, SAID 20 ACRE PARCEL BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 34, RUN NORTH 0° 22' WEST ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 2199.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0° 22' WEST 696 FEET TO THE CENTERLINE OF LITTLE FALL CREEK; THENCE ALONG SAID CENTERLINE AS FOLLOWS: SOUTH 88° 12' 26" WEST 602.9 FEET; THENCE NORTH 83° 53' 48" WEST 246.5 FEET; THENCE SOUTH 67° 04' 44" WEST 525.2 FEET; THENCE LEAVE SAID CENTERLINE AND RUN SOUTH 0° 21' 48" EAST 523.95 FEET TO A POINT SOUTH 88° 40' 16" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 88° 40' 16" EAST 1337.65 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES DESCRIBED AS FOLLOWS: A 25.00 FOOT WIDE STRIP OF LAND LOCATED WITHIN THE EAST HALF OF THE SOUTHWEST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN. SAID STRIP OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 305 (LITTLE FALL CREEK ROAD), SAID POINT BEING 30.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF SAID LITTLE FALL CREEK ROAD, SAID POINT ALSO BEING 270 FEET DUE WEST OF A POINT WHERE SAID ROAD INTERSECTS THE NORTH AND SOUTH ONE-QUARTER SECTION LINE OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, AND RUN THENCE SOUTH 0° 22' EAST 171.38 FEET TO A POINT IN THE CENTER OF LITTLE FALL CREEK; THENCE SOUTH 1° 59' 32" EAST 141.92 FEET TO A POINT OF CURVATURE; THENCE SOUTH 2° 26' 11" WEST 68.40 FEET TO A POINT OF CURVATURE; THENCE FOLLOWING ALONG THE ARC OF A 1000.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 234.79 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 4° 17' 24" EAST 234.25 FEET) TO A POINT OF REVERSE CURVATURE; THENCE FOLLOWING ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 107.84 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 19° 52' 39" WEST 102.69 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 50° 46' 16" WEST 250.49 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THAT PARTICULAR TRACT OF LAND KNOWN AS PARCEL 3 OF THE BARGAIN AND SALE DEED-STATUTORY FORM RECORDED ON 23 JANUARY 2015 AT RECEPTION NUMBER 2015-002736, LANE COUNTY OREGON DEED RECORDS, AND THERE ENDING, ALL WITHIN SAID SECTION 34, LANE COUNTY, OREGON.

THE SIDELINES OF THE ABOVE DESCRIBED STRIP OF LAND ARE SHORTENED AND EXTENDED AT THE BEGINNING AND ENDING POINTS TO INTERSECT WITH THE RIGHT-OF-WAY OF SAID LITTLE FALL CREEK ROAD AND THE SOUTHERLY BOUNDARY OF SAID PARCEL 3.