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

KONDAUR CAPITAL CORPORATION AS  
SEPARATE TRUSTEE OF MATAWIN  
VENTURES TRUST SERIES 2015-3,

Plaintiff,

vs.

CRYSTAL KIRKPATRICK; OCCUPANTS  
OF THE PROPERTY,

Defendants.

Case No.: 15CV27650

WRIT OF EXECUTION IN  
FORECLOSURE

**TO THE DOUGLAS COUNTY SHERIFF:**

A Judgment of Foreclosure was entered and docketed in this case on July 27, 2017. A true copy of the Judgment is attached hereto. The Judgment was entered in favor of the Plaintiff:

KONDAUR CAPITAL CORPORATION AS SEPARATE TRUSTEE OF MATAWIN  
VENTURES TRUST SERIES 2015-3  
c/o Michael Scott  
Attorney for Plaintiff  
McCarthy & Holthus, LLP  
920 SW 3rd Ave, 1st Floor  
Portland, OR 97204

1 With the adjudicated amount due of \$271,370.54, plus post judgment interest at the statutory rate  
2 of 9.0% per annum from 7/27/2017 to 8/25/2017 in the amount of \$1,940.49, and continuing  
3 with a per diem of \$66.91, currently totaling \$273,311.03.

4 **NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON,** you are  
5 hereby commanded to sell, in the manner prescribed by law for the sale of real property on  
6 execution (subject to redemption of 180 days), all of the interest that the Defendant had on or  
7 about December 14, 2009, the date of the Deed of Trust, and also the interest that the Defendant  
8 had thereafter, in the real property described in attached *Exhibit 1*, APN/Parcel # R32423, and  
9 commonly known as (street address): 584 S Elk Creek Road, Drain, OR 97435.

10 Sale of the property is to satisfy the sum listed above, plus the costs incurred in  
11 performing this Writ. Pursuant to ORS 18.872, you are authorized to continue execution under  
12 the writ and delay making a return on the writ to no later than 150 days from receipt of the writ.  
13 You are to make the return within 60 days after you receive this Writ. Should the sale be  
14 continued, the writ may be automatically extended for 30 days.

15  
16  
17 9/5/17



1 Dated: August 30, 2017 and submitted by:

2 **McCarthy & Holthus, LLP**

3 s/ Michael Scott

4 Michael Scott OSB No. 973947

5 920 SW 3rd Ave, 1st Floor

6 Portland, OR 97204

7 Phone: (971) 201-3200

8 Fax: (971) 201-3202

9 mscott@mccarthyholthus.com

10 Of Attorneys for Plaintiff

# Exhibit "1"

BEGINNING AT A POINT 356.46 FEET NORTH 1°08' EAST OF THE QUARTER CORNER COMMON TO SECTION 18, TOWNSHIP 22 SOUTH, RANGE 5 WEST AND SECTION 13, TOWNSHIP 22 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON; THENCE NORTH 1° 08' EAST 1104.86 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF COUNTY ROAD; THENCE EASTERLY ALONG SAID COUNTY ROAD RIGHT OF WAY LINE SOUTH 15° 31' EAST 200 FEET; THENCE SOUTH 1089.0 FEET TO A POINT; THENCE WEST 221.27 FEET TO THE PLACE OF BEGINNING, ALL BEING SITUATED IN SECTION 18, TOWNSHIP 22 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.

LESS AND EXCEPTING THEREFROM THE NORTHERLY 475.0 FEET THEREOF