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IN THE CIRCUIT COURT OF THE STATE OF OREGON
IN AND FOR THE COUNTY OF KLAMATH

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE")

Case No. 17CV17784

Plaintiff,

WRIT OF EXECUTION

vs.

DIANA DREWS; UNKNOWN HEIRS OF
DALE A. BERRYESSA; UNKNOWN
HEIRS OF MARY L. BERRYESSA;
JPMORGAN CHASE BANK, N.A;
PARTIES IN POSSESSION

Defendants.

TO: KLAMATH COUNTY SHERIFF

WHEREAS, on October 11, 2017, in the above-entitled court, a General Judgment of Foreclosure and Sale, with said Judgment containing therein a Declaration of Amount Due and was duly entered and docketed in the above-entitled cause

NOW, THEREFORE, IN THE NAME OF THE STATE OF OREGON, you are hereby commanded to sell, in the manner prescribed by law for the sale of real property upon execution (subject to redemption) all of the interest which the defendants had on October 7, 2003, the date of the deed of trust, and also all of the interest which the defendants acquired thereafter, in the real property described in the judgment:

1- WRIT OF EXECUTION
S&S No. 16-119680

SHAPIRO & SUTHERLAND, LLC
7632 SW Durham Road, Suite 350, Tigard, OR 97224
Telephone (360)260-2253 (800)970-5647
Fax (360)260-2285
ksutherland@logs.com

1 LOT 3 AND THE ADJOINING 1/2 OF LOT 2, BLOCK 22 IN FIRST ADDITION TO THE
2 CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE
IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

3 and commonly known as 516 Roosevelt Street, Klamath Falls, OR 97601 to satisfy the sum of
4 \$44,161.67, as of October 19, 2017, together with additional post judgment interest of 9.00%
5 from that date (\$10.87 per day), and costs of this execution, making due return within 60 days
6 after you receive this writ.
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25 2- WRIT OF EXECUTION
26 S&S No. 16-119680

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1 Federal National Mortgage Association ("Fannie Mae") is the Judgment Creditor, and its
2 address for purpose of this writ only is: C/O Shapiro & Sutherland, LLC, 7632 SW Durham
3 Road, Suite 350, Tigard, OR 97224 (360)260-2253. Shapiro & Sutherland, LLC is the attorney
4 for the Judgment Creditor.
5
6
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10  10/24/2017
11

12 Submitted by:
13 Attorneys for Plaintiff,
14 SHAPIRO & SUTHERLAND, LLC

15 By: _____

- 16 [] James A. Craft #090146 [jcraft@logs.com]
 - 17 [] Kelly D. Sutherland #87357 [ksutherland@logs.com]
 - 18 [] Cara J. Richter #094855 [crichter@logs.com]
 - 19 [] Holger Uhl #950143 [huhl@logs.com]*
 - 20 [] Joshua R. Orem # 116872 [jorem@logs.com]*
- 21 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683
22 7632 SW Durham Road, Suite 350, Tigard, OR 97224*
23 (360)260-2253; Fax (360)260-2285

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IN THE CIRCUIT COURT OF THE STATE OF OREGON
IN AND FOR THE COUNTY OF KLAMATH

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE"),

Plaintiff,

vs.

DIANA DREWS; UNKNOWN HEIRS OF DALE
A. BERRYESSA; UNKNOWN HEIRS OF MARY
L. BERRYESSA; JPMORGAN CHASE BANK,
N.A; PARTIES IN POSSESSION,

Defendants.

Case No. 17CV17784

GENERAL JUDGMENT OF
FORECLOSURE AND SALE

Defendants, Parties in Possession, having been dismissed and Defendants, Diana Drews;
Unknown Heirs of Dale A. Berryessa; Unknown Heirs of Mary L. Berryessa; JPMorgan Chase
Bank, N.A, having been defaulted:

It is hereby

ORDERED AND ADJUDGED:

1. The real property to which this judgment relates (hereafter the "Property") is situated in
Klamath County, Oregon is commonly known as 516 Roosevelt Street, Klamath Falls, OR
97601 and is legally described as follows:

Lot 3 and the adjoining 1/2 of Lot 2, Block 22 in FIRST ADDITION TO THE CITY
OF KLAMATH FALLS, according to the official plat thereof on file in the office of
the County Clerk, Klamath County, Oregon.

1 - GENERAL JUDGMENT OF FORECLOSURE AND
SALE
S&S No. 16-119680

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- 1 2. The Deed of Trust executed and delivered by Defendant, Dale A Berryessa and Mary L
2 Berryessa, husband and wife ("Borrower") on or about October 7, 2003 and recorded on
3 October 17, 2003 as Book M03, Page 77524 in the official records of Klamath County,
4 Oregon, is a valid and perfected lien against all of the Property for the amount of Plaintiff's
5 judgment as provided herein.
6
- 7 3. The Plaintiff is the holder of the original note dated October 7, 2003 and made by Dale A
8 Berryessa and Mary L Berryessa in the amount of \$45,000.00. A copy of the Note was
9 attached to the complaint as Exhibit "2". Plaintiff is the holder of the Note and the
10 beneficial interest in the Deed of Trust (together the "Loan").
11
- 12 4. The interest of each of the Defendant(s) subject to this Judgment and any successor in
13 interest in the Property is foreclosed and terminated excepting only any statutory right of
14 redemption as provided by Oregon law.
- 15 5. The lien of the Plaintiff is superior to any interest, lien, or claim of the remaining
16 Defendants and shall remain in effect until issuance of a Sheriff's Deed. Upon Motion to
17 the Court and good cause shown, Plaintiff may move to rescind the foreclosure judgment
18 and to reinstate the Loan prior to the Sheriff's sale, returning the parties to their prejudgment
19 interests and priorities.
20
- 21 6. The Defendant(s) are not entitled to a homestead exception as against Plaintiff's judgment.
- 22 7. All of the rights, title and interest that Borrower(s) had as of the date of the Deed of Trust or
23 thereafter acquired in the subject Property, is hereby ordered to be sold by the Klamath
24 County Sheriff's Office in accordance with the process for sale upon execution, and the
25

1 proceeds of sale shall be applied; first to the costs of sale; second to satisfaction of the
 2 amounts awarded Plaintiff herein; with the surplus, if any, to the Defendants in the priority
 3 as their interest may appear or to the clerk of the court to be distributed to such party of
 4 parties as may establish their right thereto.
 5

- 6 8. Plaintiff or any junior lienholders may become purchaser at the sale of the Property.
 7 9. The purchaser at the sale is entitled to exclusive and immediate possession of the Property
 8 from and after the date of the sale and is entitled to such remedies as are available at law or
 9 in equity to secure possession.
 10 10. The purchaser at the sale may apply to the Court for a writ of assistance if any Defendant or
 11 any person holding possession under or through such Defendant(s) shall refuse to surrender
 12 possession to the purchaser immediately on the purchaser's demand for possession.
 13 11. Under the terms of the Loan there is now due and owing to Plaintiff the following amounts:
 14

Principal		\$34,869.52	
Prejudgment interest at 6% through October 15, 2017 (accruing thereafter until entry of judgment at \$5.73 per diem)			\$3,044.20
Late Charges		\$40.47	
Other Costs and fees (recoverable)		1,197.02	
Property Tax	\$1,200.28		
Credit	\$-794.26		
Homeowners Insurance	\$791.00		
Subtotal			\$36,107.01
Total plus Prejudgment Interest			\$39,151.21

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25 3 - GENERAL JUDGMENT OF FORECLOSURE AND
 26 SALE
 27 S&S No. 16-119680

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 ksutherland@logs.com

1 12. Attorney Fees and Costs are awarded to Plaintiff as follows:

2

Costs			\$2,346.42
	Title Search Cost	\$280.00	
	Filing Fee	\$252.00	
	Lis Pendens Recording Fee	\$47.00	
	Service by Publication	\$924.92	
	Service Costs	\$517.50	
	Death Certificate Fee	\$50.00	
	Prevailing Party Fee	\$275.00	
	Attorney fees		\$2,600.00
	Total		\$4,946.42

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9 13. Post judgment interest on the aggregate of all amounts declared due above shall accrue from
10 the date of judgment at the legal rate of 9% per annum pursuant to ORS 82.010.

11 14. This Judgment shall not create a personal lien or liability against Borrower except as is
12 customary or necessary to execute on such Judgment and for purposes of redemption. In no
13 event should it be construed as establishing personal liability for any persons whose debt has
14 been extinguished in bankruptcy or by an In Rem order granting relief from stay, but only to
15 foreclose the deed of trust mortgage. In the event the proceeds of sale are insufficient to pay
16 the amounts due to Plaintiff, no general execution shall be issued and Plaintiff shall not be
17 entitled to any further judgment, including a judgment for deficiency.
18

19 15. Execution may issue against the subject property for the aggregate amount found due
20 Plaintiff herein as detailed in Paragraphs 11 through 13 together (together "Amounts Due").
21 Plaintiff may credit bid up to the Amounts Due plus such additional amounts as provided by
22 ORS 18.936 or other applicable law.
23

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25 4 - GENERAL JUDGMENT OF FORECLOSURE AND
26 SALE
S&S No. 16-119680

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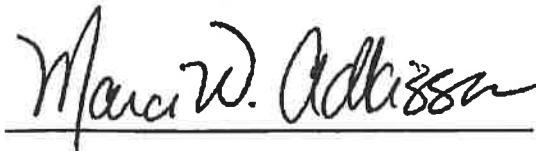
16. If before sale such amount, including sheriff's fees for the execution, is tendered to the Court and paid to the clerk, the execution, if issued, shall be recalled and the effect of the judgment as to the amounts due shall be terminated.

17. The Clerk of the Court is hereby ordered to issue a Writ of Execution in Foreclosure for the sale of the Property. Plaintiff may credit bid the amounts determined in Paragraphs 11 through 13 plus such additional amounts as provided in Paragraph 16 for purposes of ORS 18.936.

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1 18. This Court shall retain jurisdiction to enter such additional order, judgment or decree
2 necessary to enforce this judgment, the writ of execution or for the purchaser at the
3 foreclosure sale to obtain possession.
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Signed: 10/11/2017 09:12 AM

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11 **Circuit Court Judge Marci W. Adkisson**

12 **Certificate of Readiness under UTCR 5.100**

13 This proposed order or judgment is ready for judicial signature because:

- 14 1. Each party affected by this order or judgment has stipulated to the order or judgment, as shown
15 by each party's signature on the document being submitted.
16 2. Each party affected by this order or judgment has approved the order or judgment, as shown
17 by each party's signature on the document being submitted or by written confirmation of approval
18 sent to me.
19 3. I have served a copy of this order or judgment on each party entitled to service and:
20 a. No objection has been served on me.
21 b. I received objections that I could not resolve with a party despite reasonable efforts to do so. I
22 have filed a copy of the objections I received and indicated which objections remain unresolved.
23 c. After conferring about objections, [role and name of objecting party] agreed to independently
24 file any remaining objection.
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6 - GENERAL JUDGMENT OF FORECLOSURE AND
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4. Service is not required pursuant to subsection (3) of this rule, or by statute, rule, or otherwise. UTCR 8/1/16 5.5 (including out-of-cycle amendment of 5.100)

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 subsection (5) of this rule.

6. Other: _____

Submitted by:
Attorneys for Plaintiff,
SHAPIRO & SUTHERLAND, LLC

By: _____

- James A. Craft #090146 [jcraft@logs.com]
 - Kelly D. Sutherland #87357 [ksutherland@logs.com]
 - Cara J. Richter #094855 [crichter@logs.com]
 - Holger Uhl #950143 [huhl@logs.com]*
 - Joshua R. Orem # 116872 [jorem@logs.com]*
- 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683
7632 SW Durham Road, Suite 350, Tigard, OR 97224*
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7 - GENERAL JUDGMENT OF FORECLOSURE AND
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