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

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION, ITS SUCCESSORS IN
INTEREST AND/OR ASSIGNS,
Plaintiff,
v.
TRENTON C. KOLOSIK AKA TRENTON
COLE KOLOSIK; GENERAL CREDIT
SERVICE, INC.; AND OCCUPANTS OF
THE PREMISES,
Defendant.

Case No. 15CV23328
WRIT OF EXECUTION

TO THE KLAMATH COUNTY SHERIFF:

On June 28, 2016, a General Judgment of Foreclosure and Declaration of Amount Due by Default was entered by the Klamath County Circuit Court, foreclosing Plaintiff's Deed of Trust and directing that the property subject to the Deed of Trust be sold to satisfy the unpaid debt due to Plaintiff.

The mailing address for the judgment creditor is: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS c/o Aldridge Pite, LLP, 111 SW Columbia St., Ste. 950, Portland, OR 97201.

The real property to be sold at public auction is commonly known as 1738 Fargo St, Klamath Falls, OR 97603 ("Subject Property"), and legally described as:

THE SOUTH 60 FEET OF LOT 14, BLOCK 8, PLEASANT VIEW TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE

1 COUNTY CLERK, KLAMATH COUNTY, OREGON. EXCEPTING THEREFROM THE
2 EAST 5 FEE THEREOF CONVEYED TO KLAMATH COUNTY FOR ROAD PURPOSES.

3 The total amount due and owing on the Judgment as of January 24, 2018;

4	Judgment:	Principal	\$106,708.45
5	Pre-Judgment:	Interest(5.25000%, \$11.26/day)	\$1,565.14 (2/11/16 through 6/28/16)
6		Attorney Fees	\$760.00
7		Prevailing Party Fee	\$300.00
8	Post-Judgment:	Interest(5.25000%, \$11.26/day)	\$6,474.50 (6/29/16 through 1/24/18)
9		Attorney Fees	\$205.00

10 **TOTAL: \$116,013.09**

11 In the name of the State of Oregon, you are hereby directed to proceed to notice for sale
12 and sell the Subject Property. After the sale, you are directed to issue a certificate of sale to the
13 purchaser and file a return on the writ of execution, depositing the sale proceeds with the Court.
14 Further, you are directed to execute, after the time for redemption has elapsed, a deed to the
15 holder of the certificate of sale.

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1 By the signature of the attorney for the judgment creditor, the person that requested
2 issuance of the Writ hereby authorizes the sheriff to continue execution under the Writ and delay
3 making a return on the writ to a date up to 150 days after receipt.

COURT ADMINISTRATOR FOR
KLAMATH CIRCUIT COURT

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6 11/25/18 By: John M. Powell, TCA
7 Amy Hammerlin, Clerk

8 Presented by:
ALDRIDGE PITE, LLP

9
10 By: [Signature]
11 Katie Riggs, OSB #095861
12 of Attorneys for Judgment Creditor
13 (858) 750-7600
14 (503) 222-2260 (facsimile)
15 orecourtnotices@aldridgepite.com

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

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, its successors in interest and/or assigns,

Plaintiff,

v.

TRENTON C. KOLOSIK aka Trenton Cole Kolosik; GENERAL CREDIT SERVICE, INC.; and OCCUPANTS OF THE PREMISES,

Defendants.

Case No. 15CV23328

GENERAL JUDGMENT OF FORECLOSURE AND DECLARATION OF AMOUNT DUE BY DEFAULT

ORCP Rule 69

PURSUANT TO SB368, THIS IS A JUDGMENT OF FORECLOSURE AND DOES NOT CONSTITUTE A MONEY AWARD AGAINST ANY DEFENDANT

Based upon the Court's Order of Default against defendants TRENTON C. KOLOSIK aka Trenton Cole Kolosik; GENERAL CREDIT SERVICE, INC.; and OCCUPANTS OF THE PREMISES, the records on file herein, and pursuant to the Motion for General Judgment and Declaration of Amount Due by Default by Plaintiff JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, its successors in interest and/or assigns ("Plaintiff"),

IT IS HEREBY ADJUDGED:

1. Plaintiff's security interest in the real property located at 1738 Fargo St, Klamath Falls, OR 97603 ("Subject Property"), as evidenced by the Deed of Trust recorded in the official records of Klamath County as instrument number ("Deed of Trust"), is a viable first priority lien, superior to the interests of all the Defendants. All rights, claims, ownerships, liens, titles and demands of all Defendants are subsequent to Plaintiff's lien as created by the Note and Deed of Trust. The Subject Property is legally described as follows:

THE SOUTH 60 FEET OF LOT 14, BLOCK 8, PLEASANT VIEW TRACTS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF

1 THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

2 EXCEPTING THEREFROM THE EAST 5 FEE THEREOF CONVEYED TO
3 KLAMATH COUNTY FOR ROAD PURPOSES.

4 2. The Deed of Trust is foreclosed and upon entry of this Judgment the court
5 administrator shall upon request of Plaintiff issue a writ of execution for the sale, by the Sheriff,
6 in the manner provided by law;

7 3. Plaintiff has submitted a Declaration of Amount Due and is owed the total amount
8 due under the Note and Deed of Trust and any future advances and/or fees that may be made or
9 incurred pursuant to the terms of the Note and Deed of Trust up to the date of the execution sale.
10 This amount is to be satisfied by sale of the Subject Property as directed under this Judgment;

11 4. Plaintiff is owed reasonable attorney fees plus the remaining flat rate fees for an
12 uncontested execution on the Judgment, pursuant to the Note and Deed of Trust and ORCP Rule
13 68(C), which amount may be added to the outstanding obligation due and owing under the Note
14 and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant to the Deed of
15 Trust, these fees continue to accrue to the date of the execution sale. This amount to be satisfied
16 by sale of the Subject Property as directed under this Judgment;

17 5. Plaintiff is owed costs of suit pursuant to the Note and Deed of Trust, ORCP Rule
18 68(A)(2) and ORS 20.115(4), which may be added to the outstanding obligation due and owing
19 under the Note and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant
20 to the Deed of Trust, these costs continue to accrue to the date of the execution sale. This
21 amount to be satisfied by sale of the Subject Property as directed under this Judgment;

22 6. Plaintiff is owed the prevailing party fee of \$300.00, this amount to be satisfied by
23 sale of the Subject Property as directed under this Judgment.

24 7. The Sheriff shall make a return on the writ of execution to the court administrator
25 along with the proceeds of the sale, if any. The proceeds of the sale, if any, shall be applied first
26 toward the costs of the sale; then toward the satisfaction of Plaintiff's Judgment of Foreclosure

Page 2 – GENERAL JUDGMENT AND DECLARATION OF AMOUNT DUE BY DEFAULT

1 awarded herein; and the surplus, if any, to the clerk of the court to be distributed to such party or
2 parties as may establish their right thereto. The Defendants and all persons claiming through or
3 under Defendants, whether lien claimants, judgment creditors, claimants arising under junior
4 mortgages or deeds of trust, purchasers, encumbrances or otherwise, shall be barred and
5 foreclosed from all rights, claims, interest or equity of redemption in the Subject Property and
6 every part of the Subject Property when the time for redemption has elapsed;

7 8. Plaintiff or any other party to this action may become a purchaser at the
8 foreclosure sale, and such purchaser shall be immediately let into possession of the subject
9 property, until redemption of the property, if any. The purchaser at the foreclosure sale or any
10 successor in interest may apply to this Court for a writ of assistance to gain possession of the
11 subject property if Defendants or any other party or person refuses to surrender possession;

12 DECLARATION OF AMOUNT DUE BY DEFAULT

13 (PURSUANT TO SB 368, THIS IS A JUDGMENT OF FORECLOSURE AND DOES NOT
14 CONSTITUTE A MONEY AWARD AGAINST ANY DEFENDANT)

- 15 1. The amount of the judgment is \$106,708.45.
16 2. Simple interest at the variable rate currently at 5.25000% (\$11.26 *per diem*) after
17 2/10/2016, through the date of sale.
18 3. Attorney fees of \$760.00, plus \$205.00, through the date of sale.
19 4. Plus costs accrued through the date of sale.
20 5. Prevailing party fee: \$300.00.

21 **IT IS SO ADJUDGED**

Signed: 6/24/2016 11:58 AM

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25 **Circuit Court Judge Cameron F. Wogan**
26

CERTIFICATE OF READINESS

This proposed Order or Judgment is ready for judicial signature because:

Service is not required under UTCR 5.100 because the other party has been found in default or an order of default is being requested with this proposed Order or Judgment; because this Order or Judgment is submitted ex parte as allowed by statute or rule; or this Order or Judgment is being submitted in open court with all parties present.

Each party affected by this Order or Judgment has stipulated to or approved the Order or Judgment, as shown by the signatures on the Order or Judgment.

I have served a copy of this Order or Judgment and written notice of the objection period set out in UTCR 5.100 on all parties entitled to service and:

No objections have been served on me within that time frame;

I received objections that I could not resolve with the other party despite reasonable efforts to do so. I have filed with the Court a copy of the objections I received and indicated which objections remain unresolved.

After conferring about objections, the other party agreed to file any remaining objection with the Court.

Presented By:
ALDRIDGE PITE, LLP



Date: 3/7/16

Katie Riggs (OSB # 095861)
(858) 750-7600
(619) 326-2430
kriggs@aldridgepite.com

111 SW Columbia Street, Suite 950
Portland, OR 97201

Of Attorneys for Plaintiff