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

HERMISTON IRRIGATION DISTRICT,

Plaintiff,

vs.

LAURETTA J. KEENE and UMATILLA  
COUNTY, a Subdivision of the State of Oregon,

Defendants.

No. 17CV48144

WRIT OF EXECUTION

TO: THE SHERIFF OF UMATILLA COUNTY, OREGON, GREETINGS:

Whereas, on the 18<sup>th</sup> day of January, 2018, in the Circuit Court of the State of Oregon for the County of Umatilla, Hermiston Irrigation District, plaintiff, received an Amended Judgment of Foreclosure against Laretta J. Keene, aka Lorretta K. Keene, defendant, for the sum of \$ 5,160.72 plus interest at the rate of 9 % per annum from January 18, 2018 and the further sum of \$1,011.40 costs and disbursements and for attorney fees in the amount of \$2,881.00, which judgment was enrolled and entered in the court clerk/administrator's office of said court in Umatilla County on the 18<sup>th</sup> day of January, 2018. Interest continues to accrue at \$2.23 per day from January 18, 2018.

WHEREAS, on the 18<sup>th</sup> day of January, 2018, in the above-entitled court, a judgment of foreclosure was enrolled and entered in the above-entitled cause, a true copy of which is attached hereto and made a part hereof;

1 NOW THEREFORE, IN THE NAME OF THE STATE OF OREGON, you are, therefore  
2 hereby commanded to sell, in the manner prescribed by law for the sale of real property, upon  
3 execution (subject to redemption) all of the interest which the defendant had on September 17,  
4 2014, the date of filing of the first Hermiston Irrigation District Notice of Claim of Lien, and also  
5 all of the interest which the defendant had thereafter, in the real property described in the  
6 Judgment and particularly as follows:  
7

8 **Parcel 1 of Partition Plat #2004-04 (Instrument No. 2004-4580424, Office of**  
9 **Umatilla County Records) located in the Southwest Quarter of the Southwest**  
10 **Quarter of Section 9, Township 4 North, Range 28, East of the Willamette**  
11 **Meridian, Umatilla County, Oregon.**

12 to satisfy the sum of \$5,160.22 together with interest from January 18, 2018 to the date of sale  
13 and for \$1,011.40 costs and disbursements and for \$2,881.00 attorney fees, plus interest that  
14 accrues on the above at 9 % per annum to the date of the sale and the costs of this writ, making  
15 due return within 60 days after you receive this writ.

16 The mailing address for the judgment creditor is 2035 West Orchard Avenue, Hermiston,  
17 Oregon 97838.

18 The Real Property's physical address is 2035 West Orchard Avenue, Hermiston, Oregon  
19 97838. The Real Property is not the residence or homestead of the defendant. Therefore, no

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1 order is required for the sale of the Real Property. Additionally, the court granted an order  
2 authorizing the sale of the Real Property, which was entered on January 18, 2018 in the above  
3 captioned matter.

4 DATED: April 9th, 2018.

6 COURT ADMINISTRATOR

7 By: Johnson  
8 Deputy Court clerk

9 WITNESS my hand and seal of the said court on this 9th day of April, 2018.



10  
11  
12 **SUBMITTED BY:**

13 s/William J. Kuhn  
14 William J. Kuhn, OSB #762075  
15 Attorney for Plaintiff  
16 Kuhn Law Offices  
17 410 E. Hurlburt Avenue  
18 Hermiston, OR 97838  
19 klo@kuhnlawoffices.com  
20 T: 541-567-8301  
21 F: 541-567-8302

22 S:\HERMISTON IRRIGATION DISTRICT\KEENE, LAURETTA\PLD\WRIT\KEENE - WRIT OF EXECUTION 04092018.doc  
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2 A writ of execution shall issue therefore.

3 4

4 The Notice of Claim of Liens filed by the Plaintiff on September 5, 2014, and recorded in  
5 Umatilla County records on September 17, 2014, as Instrument Number 2014-6200782; on  
6 September 8, 2015, and recorded in Umatilla County records on September 8, 2015, as  
7 Instrument Number 2015-6340186; on September 6, 2015, and recorded in Umatilla County  
8 records on September 6, 2015, as Instrument Number 2015-6480223; and on September 5, 2017,  
9 and recorded in Umatilla County records on September 5, 2017, as Instrument Number 2017-  
10 6620402 are valid liens for the amount of the plaintiff's judgment set forth in paragraph 1 above  
11 against the following described real property situated in Umatilla County, Oregon:  
12

13  
14 Parcel 1, PARTITION PLAT No. 2004-04 (Instrument No. 2004-4580424, Office of  
15 Umatilla County Records) located in the Southwest Quarter of the Southwest Quarter of  
16 Section 9, Township 4 North, Range 28, East of the Willamette Meridian, Umatilla  
County, Oregon.

17 Plaintiff's lien is senior to any interest of the defendant, Laurretta J. Keene in the property.

18 5

19 Plaintiff's lien is foreclosed and all interests of defendant, Laurretta J. Keene, shall be sold  
20 by the sheriff of Umatilla County, Oregon as provided in ORS 545.502 and 545.504 and in  
21 accordance with the practice of this court.  
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23 6

24 The lien of Umatilla County for unpaid taxes is a valid and continuing lien. Its priority is  
25 preserved to the extent provided by ORS 545.494(2).  
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The proceeds of the sale shall be applied first towards the cost of sale; then to the satisfaction of the plaintiff's judgment lien and the lien of Umatilla County for any past due taxes; and the surplus, if any, to the clerk of the court to be distributed to such party as may establish a right thereto.

8

If the proceeds of the sale are not sufficient to satisfy the judgment of the Plaintiff awarded herein against Defendant, Laretta J. Keene, then any such deficiency may be enforced by execution as provided by law.

9

The Defendant, Laretta J. Keene, and all persons claiming through Defendant are forever foreclosed of all interest in the property and every portion thereof excepting only any right of redemption as Defendant may have therein.

10

The date and time of the sale shall be fixed by the Umatilla County Sheriff, pursuant to ORS 545.502.

11

The Sheriff of Umatilla County shall give notice of the sale for two consecutive weeks prior to the date of sale in the Hermiston Herald newspaper and shall post in three public and conspicuous places within Umatilla County at least two weeks prior to the sale.

/////

Upon sale of the property, the Umatilla County Sheriff shall issue a deed to the property after the period of redemption (180 days from the date of the sale) has passed, and after issuance of the deed no right of redemption shall exist.

The Plaintiff or any other party may become a purchaser at the sale of the real property.

The purchaser at the sale shall be entitled to the exclusive possession of the real property from and after the date of sale and is entitled to such remedies as are available at law to secure possession, including a writ of assistance, if Defendant, or any of them or any other party or person shall refuse to surrender possession to the purchaser immediately upon the purchaser's demand for possession.

Defendant, Laretta J. Keene, may redeem the property described in paragraph 4 in the manner provided by ORS 545.504.

MONEY JUDGMENT

This award is against Defendant, Laretta J. Keene, and in favor of Hermiston Irrigation District:

A. Creditor Information:

1. The creditor is: Hermiston Irrigation District and the address of the creditor is: 366 E. Hurlburt Avenue, Hermiston, Oregon under judgment, decree, order or petition entered on \_\_\_\_\_ in this case.

1 2. The creditor's attorney's name, address and phone number are: Kuhn Law Offices,  
2 Hermiston, Oregon, 97838 (541) 567-8301.

3 B. Debtor Information:

4 1. The debtor's name, address, social security number and other information (if known) are:  
5 Lauretta J. Keene, 2035 W. Orchard, Hermiston, OR 97838.

6 **Additional Information for debtor (if known):**

7 Social Security No. : unknown  
8 Date of Birth: unknown  
9 Driver's License No. and State of Issuance: unknown  
Name and Address of Debtor's Attorney: none known

10 C. Judgment Information:

11 1. The amount of the judgment is: \$5,160.22 including pre-judgment interest

12 2. The amount of the costs is: \$1,011.40

13 3. The amount of attorney fees, if any, is \$2,881.00

14 D. The Real Property to be Affected:

15 The following described real property of debtor:

16  
17 Parcel 1, PARTITION PLAT No. 2004-04 (Instrument No. 2004-4580424,  
18 Office of Umatilla County Records) located in the Southwest Quarter of the  
19 Southwest Quarter of Section 9, Township 4 North, Range 28, East of the  
Willamette Meridian, Umatilla County, Oregon

20 E. INTEREST AND COSTS

21 1. Interest owing to date of judgment: Included in judgment amount

22 2. Post judgment rate of interest: 9%

23 3. Balance for calculating post-judgment interest: \$9,052.62

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1 4. Beginning date for post judgment interest: Date of judgment

2 5. Post judgment interest is simple.

Signed: 1/18/2018 09:19 AM



*Eva J. Temple*

Eva J. Temple, Circuit Court Judge

CERTIFIED TO BE A TRUE AND  
CORRECT COPY OF THE ORIGINAL

Dated April 9th 2018

TRIAL COURT ADMINISTRATOR

By J. Johnson

*Court Clerk*

CERTIFICATE OF READINESS

UTCR 5.100

10 Manner of compliance with service requirements:

11  Served on each counsel not less than 3 days prior to submission to the court.

12  Accompanied by a stipulation by each counsel that no objection exists as to the  
13 judgment or order.

14  Served on a self-represented party not less than 7 days prior to submission to the  
15 court and be accompanied by notice of the time period to object.

16  **Other: Service is not required under UTCR 5.100 (1)(c) because the  
17 other party has been found in default.**

18 **I certify this proposed judgment/order is ready for judicial signature  
19 because (check all that apply):**

20  Each party affected by this order or judgment has stipulated to the order or  
21 judgment, as shown by each party's signature on the document being submitted.

22  Each party affected by this judgment/order has **stipulated** to or **approved** the  
23 judgment/order, as shown by the signatures on the judgment/order, or by  
24 written confirmation sent to me.

25  I have served a copy of this order or judgment on each party entitled to service  
26 and:

No objection has been served on me. (within the 7 day time frame).

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

