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**IN THE CIRCUIT COURT FOR THE STATE OF OREGON
IN AND FOR THE COUNTY OF CLACKAMAS**

JOHN M. RIEHL,

Plaintiff,

v.

ALEKSANDER ZHOGAN and
ALEKSANDER ZHOGAN JR,

Defendants.

Case No.: CV13120202

WRIT OF EXECUTION (Real Property)

TO: SHERIFF OF CLACKAMAS COUNTY:

On or about March 5, 2014, a general judgment was entered in the register for this case in the above-entitled court, in favor of the plaintiff and against the defendant, providing a money award in the principal amount of \$20,253.22, plus interest at the rate of nine percent per annum from March 5, 2014, until paid, and the further sum of \$878.22 for costs and disbursements (the "Judgment"). As of November 23, 2021, the total owing under the Judgment is \$34,325.02. Interest continues to accrue at \$4.99 per day.

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 (subject to redemption), all of the interest the defendant has in the real property described in Exhibit A, in the County of Clackamas, State of Oregon

1 (the “Real Property”) to satisfy the sum of \$19,375.00 and the further sum of \$878.22 for costs and
2 disbursements for a total sum of \$20,253.22, together with accrued interest thereon of \$14,071.80 as
3 of the date hereof, plus interest on the total after the date of this writ at the rate of nine percent per
4 annum until paid, and also the costs of and upon this writ and make due return hereon within 60 days
5 after you have received this writ.
6

7 The mailing address for the judgment creditor is Timothy O’Donnell, 11073 SE Main St.,
8 Milwaukie, OR 97222.
9

10 There is no physical address for the Real Property. The legal description for the Real Property
11 is attached as Exhibit A. The Real Property is not the residence or homestead of the defendant.
12 Therefore, no order is required for the sale of the Real Property.

13 DATED: November 30, 2021.
14 ~~November 23, 2021.~~

15
16
17 COURT CLERK HAS NOT VERIFIED FIGURES IN THIS WRIT.
18 IF YOU HAVE ANY QUESTIONS REGARDING THIS WRIT,
19 PLEASE CONTACT YOUR LEGAL COUNSEL, THE ISSUING
20 ATTORNEY OR THE ISSUING COMPANY. DEBTOR MAY CONTEST
21 THIS WRIT BY FILING A CLAIM OF EXEMPTION.

COURT ADMINISTRATOR

By: *Wendy Watson*
Deputy



Submitted by:

22 **Court Administrator relies on the information**
23 **provided by the person seeking issuance of**
24 **this writ of execution and is not liable for any**
25 **errors or omissions in the information**

26 /s/ Timothy J. O'Donnell
27 Timothy J. O'Donnell, OSB#121831
28 O'Donnell Law Office LLC
11073 SE Main Street
Milwaukie, OR 97222
Tel: 503-659-3627
tim@odonnell-law-office.com

Attorney for Plaintiff John Riehl

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Clackamas, State of Oregon, described as follows:

A tract of land being a part of the C. E. Tracy Donation Land Claim No. 43 and a part of Government Lot No.1, situated in Section 3, Township 3 South, Range 3 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at a 5/8 inch iron rod on the Southerly line of said Tracy Donation Land Claim which is South 89° 46' 27" East a distance of 1363.06 feet from the Southwest corner thereof; thence North 01° 30' 34" East a distance of 1262.17 feet to a 5/8 inch iron rod on the Southerly line of a tract of land described in a deed to Alice Tracy recorded May 20, 1918 in Book 406, Page 552; Deed Records; thence South 88° 23' 22" East along the Southerly line of said Tracy tract a distance of 689.92 feet to a 5/8 inch iron rod; thence South 01° 30' 34" West a distance of 1269.30 feet to a 5/8 inch iron rod on the Southerly line of said Tracy Donation Land Claim which is South 89° 46' 27" East a distance of 1535.51 feet and South 87° 08' 21" East a distance of 517.65 feet from the Southwest corner thereof; thence North 87° 08' 21" West along the Southerly line of said Tracy Donation Land Claim a distance of 517.65 feet to the Northwest corner of the Thomas Waterbury Donation Land Claim No. 38; thence South 5° 01' East along the Westerly line of a tract of land described in a deed to Mark C. Brown recorded April 29, 1977 as Fee No. 77-16014, Film Records, a distance of 49.3 feet to the Northeast corner of the aforesaid Nelson Tract; thence South 89° 36' West along the Northerly line of said Nelson Tract to a point which is South 01° 30' 34" West from the point of beginning; thence North 01° 30' 34" East to the point of beginning.

TOGETHER WITH an easement 24 feet in width for ingress, egress, and utilities over a portion of a tract of land being a part of the C. E. Tracy Donation Land Claim No. 43 and a part of Government Lot No. 2, situated in Sections 2 and 3, Township 3 South, Range 3 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, said easement lying adjacent to and Southerly and Easterly of the following described line:

Beginning at a 5/8 inch from rod which is South 89° 46' 27" East 1535.51 feet South 87° 08' 21" East 517.65 feet and North 01° 30' 34" East 1269.30 feet, said rod being on the Southerly line of a tract of land described in a deed to Alice Tracy recorded May 20, 1918 in Book 406, Page 552, Deed Records; thence South 88° 23' 22" East 807.67 feet to the Easterly line of said Tracy Donation Land Claim; thence North 01° 25' 38" East along said Easterly line 409.93 feet to the Southwesterly right of way line of Market Road No. 28.

NOTE: This legal description was created prior to January 1, 2008.