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IN THE CIRCUIT COURT OF THE STATE OF OREGON

FOR THE COUNTY OF JOSEPHINE

U.S. BANK NATIONAL ASSOCIATION, as Custodian/Trustee for Federal Agricultural Mortgage Corporation programs, Plaintiff, vs. BRIDGEVIEW VINEYARDS, INC., an Oregon corporation; ROBERT KERIVAN; LOTTE KERIVAN; and SHROEDER LAW OFFICES, P.C., Defendants.	**CASE NO. 24CV53529** **WRIT OF EXECUTION**
SHROEDER LAW OFFICES, P.C., Cross-Claimant, v. BRIDGEVIEW VINEYARDS, INC., an Oregon corporation, and LOTTE KERIVAN, Cross-Defendants	

TO: SHERIFF OF JOSEPHINE COUNTY, OREGON

On or about October 1, 2025, a Stipulated General Judgment and Decree of Foreclosure of Real and Personal Property and Money Award (the "**General Judgment**") was entered in the register for this case in favor of the Plaintiff and against the Defendants, and on October 7, 2025, a Supplemental

Childs Law Firm, LLC
Willamette 205 Corporate Center
1800 Blankenship Rd, Ste 200
West Linn, OR 97068-4174
kip@childslawfirm.org
971-339-4938

Judgment for Attorney Fees, Costs, and Disbursements for Plaintiff (the "**Supplemental Judgment**") was entered in the register for this case in favor of the Plaintiff and against the Defendants. (The General Judgment and the Supplemental Judgment are hereafter collectively referred to as the "**Judgment**.")

The indebtedness awarded and due on the Judgment is as follows:

Principal:	$428,833.71
Prejudgment interest:	$94,587.00
Attorney fees:	$20,720.00
Costs:	$4,451.17
Prevailing party fee:	$345.00
	$548,936.88

The balance due on the Judgment as of June 22, 2026, was $586,377.68. Post-Judgment interest accrues after June 22, 2026, at the per diem rate of $141.82

Now, therefore, in the name of the State of Oregon, you are hereby commanded to (i) sell under the Judgment of foreclosure in the manner prescribed by law for the sale of real property subject to redemption, all of the interest the Defendants have in the real property (the "**Real Property**") described in the attached Exhibits A (real property legal description) and B (water rights), and to also sell under the Judgment of foreclosure in the manner prescribed by law for the sale of personal property all of the interest the Defendants have in the personal property (the "**Personal Property**") described in the attached Exhibit C and D, to satisfy the sum of $586,377.68, plus per diem interest of $141.82 from June 22, 2026, until paid, and also the costs of sale and upon this writ, (ii) deliver the proceeds of the sale as provided in ORS 18.950, and (iii) make due return hereon within 60 days after you have received this writ.

The mailing address for the judgment creditor is as follows:

Kenneth P. Childs
Childs Law Firm, LLC
Willamette 205 Corporate Ctr
1800 Blankenship Rd, Suite 200
West Linn, OR 97068-4147

Childs Law Firm, LLC
Willamette 205 Corporate Center
1800 Blankenship Rd, Ste 200
West Linn, OR 97068-4174
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971-339-4938

The Real Property's physical address is 4210 Holland Loop Road, Cave Junction, Oregon 97523.

The Real Property is not the residence or homestead of any of the Defendants and, therefore, no order is required for the sale of the Real Property.

DATED: _____, 2026

6/23/2026 4:09:59 PM

CIRCUIT COURT JOSEPHINE COUNTY STATE OF OREGON

/s/_____
Trial Court Administrator

By: _____
Deputy Lisa Arendt, Court Clerk

Childs Law Firm, LLC
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EXHIBIT "A"

Real estate located in the County of Josephine and State of Oregon, to-wit:

A parcel of land in the Southwest Quarter of Section 36, Township 39 South, Range 8 West and the Northwest Quarter of Section 1, Township 40 South, Range 8 West, of the Willamette Meridian, Josephine County, Oregon, being more particularly described as follows: Beginning at the Northeast corner of the Southeast Quarter of the Southwest Quarter of said Section 36; thence along the North line of said Southeast Quarter of the Southwest Quarter, North 89°25'08" West 330.00 feet to the true point of beginning; thence parallel to the East line of said Southeast Quarter of the Southwest Quarter, South 0°23'59" West 1976.11 feet to the North right of way line of Holland Loop Road; thence along said right of way line, North 78°47'28" West 2167.99 feet to a point 176 feet East of the West line of said Section 1; thence parallel to said West line North 0°23'11" East 231.14 feet to the North line of said Section 1; thence parallel with the West line of said Section 36, North 0°14'03" East 796.93 feet to the centerline of Sucker Creek; thence along said centerline North 84°54' East 677.99 feet and North 80°02'22" East 475.51 feet to the West line of said Southeast Quarter of the Southwest Quarter; thence along said West line, North 0°18'44" East 394.11 feet to the North line of said Southeast Quarter of the Southwest Quarter; thence South 89°25'06" East 989.85 feet back to the true point of beginning.

NOTE: This Legal Description was created prior to January 01, 2008.

EXHIBIT "B"

WATER RIGHTS

All water, water rights, ditches and ditch rights, any permits, licenses, certificates or shares of stock evidencing any such water or ditch rights, and any such rights acquired in the future, which entitle Grantor to use water for any purpose upon the Real Property described in Exhibit "A". The above includes, but is not limited to, the following:

Water rights from Sucker Creek dating back to 1876

10

EXHIBIT "C"

IRRIGATION EQUIPMENT

All fixtures (including trade fixtures), supplies, equipment and inventory used for the production of water on the Real Property or for the irrigation or drainage thereof located on the real estate described in Exhibit "A", whether now owned or hereafter acquired, and whether now existing or hereafter arising, and all accessions, parts, additions, replacements and substitutions for any of such Property, and all proceeds (including insurance proceeds) from the sale or other disposition of any of such Property. Said fixtures, supplies, equipment and inventory include, but are not limited to, the following:

3 Pumps consisting of 30, 40, and 75 HP Motors

EXHIBIT "D"

VINEYARD AND WINEMAKING EQUIPMENT

All Vineyard and Winemaking Equipment located on the real estate described in Exhibit "A", whether now owned or hereafter acquired, and whether now existing or hereafter arising, and all accessions, parts, additions, replacements and substitutions for any of such Vineyard and Winemaking Equipment, and all proceeds (including insurance proceeds) from the sale or other disposition of any of such Vineyard and Winemaking Equipment. Said Vineyard and Winemaking Equipment includes, but is not limited to, the following:

Tank, plastic, 2,000 gal, #1
Tank, plastic, 2,000 gal, #2
Tank, plastic, 2,000 gal, #3
Tank, SS, 2,430 gal, #4
Tank, SS, 2,430 gal, #5
Tank, SS, 2,430 gal, #6
Tank, SS, 2,800 gal, #7
Tank, SS, 2,000 gal/refrigeration, #8
Tank, SS, 2,000 gal/refrigeration, #9
Tank, SS, 10,170 gal, #10
Tank, SS, 12,900 gal, #11
Tank Split S/S, 4,800/4,700 gal, #12
Tank Split S/S, 4,800/4,700 gal, #13
Tank, SS, 12,150 gal, #14
Tank, SS, 12,150 gal, #15
Tank, SS, 5,050 gal, #16
Tank, SS, 3,700 gal/refrigeration, #17
Tank, SS, 3,700 gal/refrigeration, #18
Tank, SS, 2945 gal, #19
Tank, SS 12,150 gal, #20
Tank, SS, 2,800 gal, #21
Tank, SS, 9,000 gal, #22
Tank, Split, S/S, 4,800/4,700 gal, #23 (bottom)
Tank, Split, S/S, 4,800/4,700 gal, #24 (top)
Tank, Split, S/S, 4,800/4,700 gal, #25 (bottom)
Tank, Split, S/S, 4,800/4,700 gal, #26 (top)
Tank, SS, 10,170 gal, #27
Tank, SS, 9200 gal, #28
Tank, SS, 6,000 gal, #29
Tank, SS, 6,000 gal, #30
Tank, SS, 6,000 gal, #31
Tank, SS, 6,000 gal, #32
Tank, SS, 6,000 gal, #33
Tank, SS, 2,750 gal, #34
Tank, SS, 2,945 gal, #35
Tank, SS, 6,000 gal, #36

EXHIBIT "D"

(PAGE 2)

VINEYARD AND WINEMAKING EQUIPMENT

Winery Equip - Filter, Schenk,
75 plates stainless steel
Winery Equip - Lees Filter, Velo
Winery Equip - Musk Pumper
Forklift, Hyster 40
Forklift
Winery Equip - Auger & Hop w/lift
Winery Equip - Water Heater, Diesel
Winery Equip - Press, Stutter, 6 tons
Winery Equip - Press, Scott Labs
Winery Equip - Crusher, de-stimmer
Pallet Jack, Manual
Shop Equip - Pressure Washer, gas
Shop Equip - Overhead Hoist
Wine Barrels, Amer & French, 500+
Winery Equip - Barrel Racks, 205
Winery Equip - misc hoses, 30
Winery Equip - Seitz Compactara
Winery Equip - Labeler, MEB
Air Compressor, Campbell & Hausfeld
Refrigerator, Pelligrini, 2-door
Bottling Line, AWS
Winery Equip - Labeler, Tapp Tech
Electric Cash Register, Sharp XE-A152
Heater, 1.3M btu, Triple S Mfg.
Winery Equip - Pump, Portable
Winery Equip - Pump, Portable
Winery Equip - Pump, Portable
Winery Equip - Pump, Portable
Winery Equip - Centrifuge, IMMA
Tank Truck
Tank Receiver
Office Equipment, including
typewriter, 4 computers, 2 faxes,
4 printers (2 color), copier
5 desks, 2 file cabinets, 4 calculators
multi-line phone system, office chair
Tasting Room Furniture, including
electric cash register, 3 tables,
POS/ATM and furniture

CERTIFICATE OF SERVICE

I hereby certify that I served the foregoing **WRIT OF EXECUTION** on the following named person(s) on the date indicated below by

☒ eService via Odyssey File & Serve
☒ Email

If by mail, such document was deposited in the United States mail in a sealed envelope with first class postage prepaid addressed as indicated below, and, if my e-mail, to the email address indicated below.

Laura A. Schroeder, R.A.
Schroeder Law Offices, P.C.
1915 NE Cesar E Chavez Blvd
schroeder@water-law.com

DATED: June 22, 2026.

CHILDS LAW FIRM, LLC

/s/ Kenneth P. Childs
Kenneth P. Childs, OSB No. 831690
kip@childslawfirm.org
Attorneys for Plaintiff

Childs Law Firm, LLC
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