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

YAMHILL COUNTY, a political  
subdivision of the State of Oregon,

Plaintiff,

v.

BUNN, DAVID & MURIEL; BUNN,  
DAVID L; BURNS, STEPHEN &  
SCARLETT F; BURTCH, DENNIS &  
DIANA J; CASTRO, MACKENZIE; et al.

Defendants.

Case No. 24CV42641

**CORRECTED**  
**GENERAL JUDGMENT**  
**AND DECREE**  
**TAX FORECLOSURE**  
(Application for Judgment)

THE ABOVE ENTITLED CAUSE came before the Court for hearing on the 29th day of January, 2025 on Plaintiff's request for General Judgment and Decree of Tax Foreclosure on its Corrected Complaint for Tax Foreclosure filed November 26, 2024. Plaintiff appeared by and through its County Counsel, Christian F. Boenisch. Defendants did not appear personally or by counsel. No appearance has been made by any other person owning or claiming to own, or having or claiming to have any interest whatsoever in any of the real properties described in the list attached as Exhibit "A" to this Corrected General Judgment and Decree of Tax Foreclosure.

THE COURT, being fully advised in the premises, make the following findings:

1. Yamhill County, Plaintiff, is a duly organized county of the State of Oregon, and a body



1 politic and corporate under the constitution and laws of the State of Oregon.

2 2. On August 14<sup>th</sup>, 2024, the tax collector of Yamhill County prepared a list of all real  
3 property in Yamhill County subject to foreclosure for delinquent taxes. The list was prepared  
4 under the provision of ORS Chapter 312, and contains the names of the several persons  
5 appearing in the latest tax roll as the respective owners of the tax delinquent properties, a  
6 description of each such property as the same appears in said latest tax roll, the year or years for  
7 which taxes are delinquent on each property, together with the principal amount of delinquent  
8 taxes for each year and the amount of accrued interest to and including September 15, 2024,  
9 referred to herein as the “Tax Foreclosure List”.

10 3. A copy of the Tax Foreclosure List is marked Exhibit “A” as an attachment to the  
11 Corrected Complaint for Tax Foreclosure filed in this proceeding on November 26, 2024.

12 4. Certain properties have been removed from this proceeding by order of the Court on the  
13 date the original General Judgment and Decree of Tax Foreclosure was granted by the Court,  
14 upon motion of Plaintiff by virtue of payment of the sums required by law or for other good  
15 cause.

16 5. The “2024 List of Foreclosed Properties” is attached as Exhibit “A” to this Corrected  
17 General Judgment and Decree of Tax Foreclosure and is incorporated by this reference. The  
18 2024 List of Foreclosed Properties shows the names of all owners and the descriptions of all  
19 properties included in the original Tax Foreclosure List which have not been removed from this  
20 proceeding by order of the Court.

21 6. Exhibit “A” to this Corrected General Judgment and Decree of Tax Foreclosure includes  
22 real properties appearing on the tax rolls in the office of the tax collector of Yamhill County  
23 upon which taxes have been delinquent for more than three years from the earliest date of such  
24 delinquency, together with all special assessments, fees or other charges charged against the  
25 property subject to foreclosure, which are due and unpaid for any year or years for which said  
26 delinquent taxes are due.

27 7. The liens of all such delinquent taxes, special assessments, fees or other charges against  
28 each of such properties become subject to foreclosure under ORS Chapter 312.



1 8. The defendant's named on Exhibit "A" to this Corrected General Judgment and Decree  
2 of Tax Foreclosure and each and every other person owning or claiming to own, or having or  
3 claiming to have, any interest in said properties, have neglected and refused to pay such  
4 delinquent taxes, special assessments, fees, and other charges charged against such property, and  
5 interest thereon, as provided by law.

6 9. There is now due, owing, and unpaid to Plaintiff Yamhill County the respective sums  
7 set out after the description of each of the several properties described on Exhibit "A" to this  
8 Corrected General Judgment and Decree of Tax Foreclosure and, in addition thereto, interest on  
9 each of the several amounts of taxes described at the rate of 16% per annum from the date any  
10 delinquencies to the date of this Corrected General Judgment and Decree of Tax Foreclosure.

11 10. On November 26, 2024, the tax collector of Yamhill County filed a Corrected Complaint  
12 for Tax Foreclosure and instituted this proceeding for the foreclosure of the several liens for  
13 delinquent taxes specified therein.

14 11. Notice of the institution of said foreclosure proceedings was given in the manner  
15 provided by law and as more fully shown by the affidavit of publication on file herein, by  
16 publication of the foreclosure list on the 29<sup>th</sup> of August, 2024 in the Newberg Graphic, a  
17 newspaper of general circulation in Yamhill County competent in all respects to publish notice,  
18 pursuant to an order designating a newspaper duly made by the county governing body and  
19 entered of record; and notice of the foreclosure proceeding was sent by certified and regular first  
20 class mail to the owner or owners, as shown in the county deed records, of each property  
21 included on the foreclosure list at the address or addresses as reflected in the county records; or  
22 notice has been given by personal service; and notice also has been provided the state attorney  
23 general for properties encumbered by any lien held by the Oregon Department of Revenue.

24 12. Thirty (30) days have expired from the first date of the publication of said foreclosure  
25 list, and, excepting the said Defendants against whom this suit has been dismissed or whose  
26 property has been removed from the Tax Foreclosure List by order of the Court, no appearance  
27 has been made by any Defendant or other person owning or claiming to own, or having or  
28 claiming to have, any interest whatsoever in any of the said real properties; and now, therefore,



1           **IT IS ORDERED ADJUDGED AND DECREED** that the Plaintiff have judgment  
2 against the properties describes in the attached Exhibit “A” to this Corrected General Judgment  
3 and Decree of Tax Foreclosure for the amount of taxes, special assessment, fees and other  
4 charges charged against said properties and interest due upon and charged against each of the  
5 said properties together with interest thereon at the rate of 16% per annum from the date any  
6 delinquencies to the date of this Corrected General Judgment and Decree of Tax Foreclosure;  
7 and;

8           **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that said Corrected  
9 General Judgment and Decree of Tax Foreclosure be a several judgment against and a first lien  
10 upon each of the respective properties described in the attached Exhibit “A” to this Corrected  
11 General Judgment and Decree of Tax Foreclosure for the several amounts of taxes and interest  
12 due thereon; that the Plaintiff’s claim for such taxes, special assessments, fees and other charges  
13 charged against such properties is paramount and superior to any and all claims to such  
14 properties by Defendants, and each of them and each and every person or entity owning or  
15 claiming to own or having or claiming to have, any interest, lien or claim thereon; that such lien  
16 is paramount and superior to the estate of all other persons or entities unknown claiming any  
17 right, title, lien or interest in any of the properties hereinbefore described; and that each and all of  
18 them hereby are forever barred and foreclosed from asserting or setting up any claim whatsoever  
19 to said properties adverse to the lien and claim of the Plaintiff, its successors or assigns,  
20 excepting the right of redemption as provided by law; and

21           **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that the Clerk of the  
22 Court hereby is directed to serve on the tax collector of Yamhill County, Oregon a certified copy  
23 of the Corrected General Judgment and Decree of Tax Foreclosure with a list thereto attached of  
24 the propertied ordered sold, with the several amounts due thereon, and the Yamhill County Tax  
25 Collector hereby is commanded to sell each tract and parcel of real property described in said list  
26 to Yamhill County, in satisfaction of the amount of taxes and interest for which such properties  
27 severally are liable; that such certified copy of this Corrected General Judgment and Decree of  
28 Tax Foreclosure so delivered to Yamhill County Tax Collector is and shall be to all interests and



1 purposes, a certificate of sale for each of the properties herein described, and such Yamhill  
2 County Tax Collector shall take further steps in the matter as are provided by law; and

3 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that where any parcel  
4 of real property covered by such Corrected General Judgment and Decree of Tax Foreclosure is  
5 under registration of title certificate, such certificate shall be canceled, and that such further  
6 action shall be taken under the applicable provisions of Oregon Law so as to properly vest title to  
7 such properties of record in the Plaintiff, Yamhill County.

8 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that this Court shall  
9 retain jurisdiction to enforce the terms of this Corrected General Judgment and Decree of Tax  
10 Foreclosure and that, following entry of this Corrected General Judgment and Decree of Tax  
11 Foreclosure, a Writ of Assistance may issue, as determined by this Court on a case-by case basis,  
12 to obtain possession of the properties to which this Corrected General Judgment and Decree of  
13 Tax Foreclosure applies, upon a Motion for Writ of Assistance supported by an affidavit or  
14 declaration showing that possession is being unlawfully withheld from Plaintiff, and that such a  
15 motion may be presented on an *ex parte* basis.

16 DATED at McMinnville, Oregon this \_\_\_\_ day of February 2025

17 

18 \_\_\_\_\_  
Circuit Court Judge

Circuit Court Judge Jennifer K. Chapman

19 **2/11/2025 3:48:25 PM**

20 **CERTIFICATE OF READINESS:** This proposed Corrected General Judgment and Decree of  
21 Tax Foreclosure is ready for judicial signature because notice and service are required, and have  
22 been provided, pursuant to statute, ORS 312.040.

23 Presented by:

24 DocuSigned by:

25 

26 42D9EF9474634DC  
CHRISTIAN F. BOENISCH OSB 972170  
27 County Counsel  
28



## EXHIBIT "A"

### 2024 List of Foreclosed Properties

Property Owners	Property Description	Tax Year	Tax Amount	Interest	Total
<b>Property Owners</b> BURNS STEPHEN & SCARLETT F 312 NE BALM ST SHERIDAN OR 97378 Property Account: 222850	<b>Property Description</b> R5635AA 01000 Code: 48.0 Acres: 0.2000	2020-21	798.32	457.35	1,255.67
		2021-22	835.46	345.32	1,180.78
		2022-23	738.05	183.69	921.74
		2023-24	759.13	67.49	826.62
		<b>Total:</b>			<b>4,184.81</b>
<b>Property Owners</b> BURTCH DENNIS J & BURTCH DIANA J 4090 NW LINCOLN YAMHILL OR 97148 Property Account: 490000	<b>Property Description</b> M00218429  Code: 16.2	2020-21	371.92	209.03	580.95
		2021-22	168.46	69.63	238.09
		2022-23	200.47	49.89	250.36
		2023-24	201.88	17.95	219.83
		<b>Total:</b>			<b>1,341.23</b>
<b>Property Owners</b> BURTCH DENNIS & BURTCH DIANA J 4090 NW LINCOLN AVE YAMHILL OR 97148 Property Account: 267570	<b>Property Description</b> M00168031  Code: 16.2	2020-21	146.65	82.42	229.07
		2021-22	98.81	40.85	139.66
		2022-23	118.79	29.57	148.36
		2023-24	119.66	10.64	130.30
		<b>Total:</b>			<b>647.39</b>
<b>Property Owners</b> CLEMMONS JEFFREY D 2317 NE ALICE WAY NEWBERG OR 97132 Property Account: 33626	<b>Property Description</b> R3217BA 00200 Code: 29.0 Acres: 0.4700	2020-21	990.22	546.54	1,536.76
		2021-22	1,765.14	729.59	2,494.73
		2022-23	1,814.25	451.54	2,265.79
		2023-24	1,864.28	165.71	2,029.99
		<b>Total:</b>			<b>8,327.27</b>
<b>Property Owners</b> COLISTRA JOHN A 2040 FOLLE BLAUCHE DR STE 200 SAN JOSE CA 95135 Property Account: 221147	<b>Property Description</b> R5635BA 14500 Code: 48.0 Acres: 0.0770	2020-21	4.44	2.72	7.16
		2021-22	4.60	2.09	6.69
		2022-23	4.06	1.14	5.20
		2023-24	4.17	0.50	4.67
		<b>Total:</b>			<b>23.72</b>
<b>Property Owners</b> CRONIN JERRY 3801 HUDSON AVE NE SALEM OR 97301 Property Account: 537730	<b>Property Description</b> R4419DB 03904 Code: 40.0 Acres: 0.0384	2020-21	2,546.84	1,415.36	3,962.20
		2021-22	3,696.90	1,528.05	5,224.95
		2022-23	3,786.48	942.41	4,728.89
		2023-24	3,997.04	355.29	4,352.33
		<b>Total:</b>			<b>18,268.37</b>
<b>Property Owners</b> JOHNSON DOROTHY J 1/2 DORATION FARMS LLC 1/2 12755 SW 69TH AVE STE 200 PORTLAND OR 97223 Property Account: 65431	<b>Property Description</b> R3235 00201  Code: 29.2 Acres: 1.0000	2020-21	24.70	15.15	39.85
		2021-22	27.70	12.56	40.26
		2022-23	28.28	7.92	36.20
		2023-24	28.86	3.46	32.32
		<b>Total:</b>			<b>148.63</b>
<b>Property Owners</b> DORATION FARMS LLC 12755 SW 69TH AVE STE 200 PORTLAND OR 97223 Property Account: 65404	<b>Property Description</b> R3235 00200 Code: 29.2 Acres: 284.3900	2020-21	2,954.52	1,693.93	4,648.45
		2021-22	3,309.91	1,368.10	4,678.01
		2022-23	3,376.55	840.38	4,216.93
		2023-24	3,442.97	306.04	3,749.01
		<b>Total:</b>			<b>17,292.40</b>
<b>Property Owners</b> DYE ROBERT D 937 E 6TH ST LAFAYETTE OR 97127 Property Account: 111916	<b>Property Description</b> R4307BA 03900 Code: 40.1 Acres: 0.1692	2020-21	1,032.44	590.76	1,623.20
		2021-22	1,088.96	450.11	1,539.07
		2022-23	1,124.52	279.89	1,404.41
		2023-24	1,147.01	101.96	1,248.97
		<b>Total:</b>			<b>5,815.65</b>
<b>Property Owners</b> DYE JERRY W & DYE TAMMY L 937 6TH ST LAFAYETTE OR 97127 Property Account: 264537	<b>Property Description</b> M00167680  Code: 40.1	2020-21	269.82	154.39	424.21
		2021-22	284.58	117.62	402.20
		2022-23	293.87	73.15	367.02
		2023-24	299.74	26.64	326.38
		<b>Total:</b>			<b>1,519.81</b>

Property Owners	Property Description	Tax Year	Tax Amount	Interest	Total
LITFIN LILLIAN D 1314 E 7TH ST NEWBERG OR 97132 Property Account: 61676	R3220CB 05700	2020-21	1,464.93	839.89	2,304.82
	Code: 29.0	2021-22	1,626.83	672.42	2,299.25
	Acres: 0.1146	2022-23	1,672.09	416.16	2,088.25
		2023-24	1,718.21	152.74	1,870.95
		<b>Total:</b>			<b>8,563.27</b>

Property Owners	Property Description	Tax Year	Tax Amount	Interest	Total
MORALES JOHNNY MORALES SARA ATTN: KENSINGTON VANGUARD 39 W 37TH ST NEW YORK NY 10018 Property Account: 647674	R5710 01000	2020-21	4.46	2.74	7.20
		2021-22	4.61	2.09	6.70
	Code: 30.3	2022-23	4.73	1.32	6.05
	Acres: 0.8000	2023-24	4.87	0.58	5.45
		<b>Total:</b>			<b>25.40</b>

Property Owners	Property Description	Tax Year	Tax Amount	Interest	Total
MORALES JOHNNY MORALES SARA ATTN: KENSINGTON VANGUARD 39 W 37TH ST NEW YORK NY 10018 Property Account: 231243	R5710 01000	2020-21	154.69	88.69	243.38
		2021-22	159.19	65.80	224.99
	Code: 30.1	2022-23	162.84	40.53	203.37
	Acres: 3.2000	2023-24	167.19	14.86	182.05
		<b>Total:</b>			<b>853.79</b>

Property Owners	Property Description	Tax Year	Tax Amount	Interest	Total
OCHSNER ALBERT J IV 17771 NE HILLSBORO HWY NEWBERG OR 97132 Property Account: 480483	R2231 03702	2020-21	5,117.35	2,933.95	8,051.30
	Code: 29.2	2021-22	5,738.28	2,371.83	8,110.11
	Acres: 20.0000	2022-23	5,858.73	1,458.17	7,316.90
		2023-24	5,978.44	531.42	6,509.86
		<b>Total:</b>			<b>29,988.17</b>

Property Owners	Property Description	Tax Year	Tax Amount	Interest	Total
PRATT KATHLEEN A 941 NW CYPRESS ST MCMINNVILLE OR 97128 Property Account: 497707	R4419AA 06100	2020-21	1,759.46	975.33	2,734.79
	Code: 40.0	2021-22	2,615.98	1,081.27	3,697.25
	Acres: 0.2088	2022-23	2,679.37	666.87	3,346.24
		2023-24	2,828.36	251.40	3,079.76
		<b>Total:</b>			<b>12,858.04</b>

Property Owners	Property Description	Tax Year	Tax Amount	Interest	Total
SMITH DALE 1906 ORCHARD DR NEWBERG OR 97132 Property Account: 506434	M00280460	2020-21	505.25	289.32	794.57
	Code: 29.0	2021-22	718.40	296.94	1,015.34
		2022-23	775.33	192.97	968.30
		2023-24	796.71	70.82	867.53
		<b>Total:</b>			<b>3,645.74</b>

Property Owners	Property Description	Tax Year	Tax Amount	Interest	Total
SMITH DALE 1906 ORCHARD DR NEWBERG OR 97132 Property Account: 34581	R3217CA 00700	2020-21	1,896.29	1,087.06	2,983.35
	Code: 29.0	2021-22	2,109.80	872.04	2,981.84
	Acres: 0.3100	2022-23	2,168.49	539.71	2,708.20
		2023-24	2,228.29	198.06	2,426.35
		<b>Total:</b>			<b>11,099.74</b>

Property Owners	Property Description	Tax Year	Tax Amount	Interest	Total
SWIDERSKI KENNETH P SWIDERSKI ANGELA C 1525 MONMOUTH ST #29 INDEPENDENCE OR 97351-1007 Property Account: 234106	R5833 01900	2020-21	786.48	450.90	1,237.38
		2021-22	810.76	335.10	1,145.86
	Code: 30.3	2022-23	829.58	206.47	1,036.05
	Acres: 1.0000	2023-24	852.64	75.79	928.43
		<b>Total:</b>			<b>4,347.72</b>

Property Owners	Property Description	Tax Year	Tax Amount	Interest	Total
VITTORIA TODD M (WROS) VITTORIA THERESA L TRUSTEE FOR VITTORIA FAMILY TRUST & 547 NW BLAIR LOOP SHERIDAN OR 97378 Property Account: 509173	R3336 01401	2020-21	1,530.82	876.96	2,407.78
		2021-22	1,748.04	722.52	2,470.56
		2022-23	1,782.68	443.69	2,226.37
	Code: 29.4	2023-24	1,813.44	161.20	1,974.64
	Acres: 5.0000	<b>Total:</b>			<b>9,079.35</b>