

FILED

AUG 23 1976

JEREMY L. MAINE
COUNTY CLERK
(S) J. J. MAINE
-DEPUTY

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

IN THE MATTER OF DISSOLUTION
OF THE MARRIAGE OF

LYLE ARTHUR HAAS,
Petitioner,

and

LOIS MARIAN HAAS,
Respondent.

Case No. 7456

DECREE OF DISSOLUTION
OF MARRIAGE

This matter came on for trial on
Petitioner appeared in person and by M. John Spicer, his attorney.
Respondent did not appear and was found in default.

The Court finding that irreconcilable differences exist
between the parties making continuation of the marriage relationship
impossible and that the parties were married on July 6, 1940, at
Washoe County, Nevada, and that there are no minor children of the
marriage.

IT IS HEREBY DECREED THAT:

1. The marriage of the parties is hereby dissolved and
said dissolution is finally effective OCTOBER 22, 1976.
2. The property settlement agreement, attached to this
decree and made a part of it, is approved. The parties are ordered
to comply with its terms.
3. Relevant data is as follows:

Husband: Lyle Arthur Haas
Address: Rt. 1, Box 15, Brookings, OR 97415
Age: 56 years
Social Security No. 543-09-9281

70 APR 17 PM 2:42
ATTORNEY AT LAW
140 GAUNTLET
GOLD BEACH, OREGON 97444

1 Wife: Lois Marian Haas Maiden Name: Scott
 2 Former Married Names: None
 3 Address: Rt. 1, Box 15, Brookings, OR 97415
 4 Age: 54 years Social Security No. 541-43-2204
 5 Marriage Date: July 6, 1940 Place: Washoe County, Nevada
 6 There are three children of the marriage. They are:
 7 Sandra Lee Haas Heggarth, born January 28, 1942;
 8 Dian Carol Haas Young, born December 5, 1944; and
 9 Darrell Arthur Haas, born July 16, 1949.

10 DATED This 23rd day of AUGUST, 1976.

11 (s) JAMES A. NORMAN
 12 Circuit Judge

ATTORNEY AT LAW
 160 GALEN STREET
 GOLD BEACH, OREGON 97444

PROPERTY SETTLEMENT AGREEMENT

THIS AGREEMENT AND SETTLEMENT of all property rights between the parties is entered into between LYLE ARTHUR HAAS and LOIS MARIAN HAAS.

It is acknowledged that the parties are contemplating divorce and that this agreement shall satisfy any and all property rights arising out of said divorce.

It is agreed that Lyle Arthur Haas shall receive the following property:

TO THE PETITIONER:

1. All the parties' rights, title and interest in real property described in Mortgage between Lyle A. Haas and Lois Haas, husband and wife as Mortgagor and Director of Veterans' Affairs as Mortgagee, and more particularly described as follows:

That certain tract of land lying in the Southwest quarter of Section 9, Township 41 South, Range 13 West, Willamette Meridian, Curry County, Oregon, described as follows:

Beginning at a Concrete Monument that bears North 62°11' East, 2065.14 feet from the Meander Corner between Sections 8 and 9; thence North 37.52 feet and East 29.8 feet to the true point of beginning of the following described tract; thence East 282.5 feet; thence North 156.0 feet; thence West 282.5 feet; thence South 156.0 feet to the point of beginning.

2. All the parties' rights, title and interest to the real property described in warranty deed between Dorene Clark as Grantor and Lyle A. Haas as Grantee, recorded in Book of Records Volume 43, Page 495, Records of Curry County, Oregon. Deed dated 2/5/76 and recorded 2/6/76.

3. All the parties' rights, title and interest in a land sales contract dated September 18, 1969, entered into by Lyle A. Haas and Lois M. Haas, as Sellers and Merle E. Wilson and Patricia J. Wilson, as Buyers, which property is located in Klamath County, State of Oregon, and described as follows:

That portion of Government Lots 18, 23, 25, 26, 31 and 32, lying West of the railroad right of way, Section 28, Township 35 S., R. 7 E. W. M. EXCEPTING that portion in the NW 1/4 of Lot 18 covered by deed recorded November 5, 1920, in Deed Volume 54, Page 364, records of Klamath County, Oregon. SUBJECT TO: Easements, rights of way, restrictions, conditions and encumbrances of record.

④ All the parties' rights, title and interest in a land sales contract dated August 12, 1975, entered into by Lyle Haas and Lois Haas as Sellers, and Harold J. Harkey and Ruth R. Harkey as Buyers, which property is located in Curry County, State of Oregon, and described as follows:

That certain tract of land lying in the northeast quarter of Section 16, Township 41 South, Range 13 West, Willamette Meridian, Curry County, Oregon, described as follows:

Beginning at a point described as being 1555.0 feet South and 1313.84 feet West of the Northeast corner of said Section 16; thence North 51°08' West 100.0 feet to an iron pipe; thence North 05°20' West 181.1 feet to an iron pipe; thence South 68°14'30" East 100.0 feet to an iron pipe; thence South 00°31' East 206.0 feet to the point of beginning.

5. All the parties' rights, title and interest in a land sales contract dated July 2, 1969, entered into by Neil E. and Hazel M. Moore as Seller, and Lyle A. Haas and Gladys Kanick as Buyers, which property is located in Curry County, State of Oregon, and described as follows:

A tract of land lying in the Northwest Quarter of the Southeast Quarter of Section 23, Township 41 South, Range 13 West, Willamette Meridian, Curry County, Oregon, described as follows:
Beginning at the Point of intersection of the Westerly right of way line of U. S. Highway 101 and the Southerly line of that certain private road way commonly known as the "Winchuck Ranch Road", said point being further described and set forth as being South 840.30 feet and East 1475.20 feet from an iron pipe marking the Northwest corner of the Northeast Quarter of the Southwest Quarter of the aforesaid Section 23; thence following said highway line South 43°57' East 415.00 feet; thence South 34°00' West 205.00 feet; thence North 43°57' West 437.00 feet to a point on the Southerly line of the said private roadway; thence following said road line Northeasterly 216 feet more or less, to the point of beginning. EXCEPT that portion of said strip of land included in that property described in that deed to Lloyd E. and Myrtle H. Bunnell, recorded in Book 53, page 643, and that portion deeded to the State of Oregon, in Book 77, page 153, Deed Records of Curry County, Ore. EXCEPT limited access in deed to the State of Oregon by and through its State Highway Commission recorded in Deed Book 77, page 153, deed records of Curry County, which provides that no right of easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

6. All the parties' rights, title and interest to the real property described in warranty deed dated March 12, 1976, entered into between Lois E. Anderson, grantor, and Lyle A. Haas and Lois M. Haas as grantee, recorded in Book of Records 44, page 138, Records of Curry County, Oregon, on March 19, 1976, and described as follows:

A tract of land situated in the Southwest quarter of Section 4, Township 41 South, Range 13 West, Willamette Meridian, Curry County, Oregon: Beginning at a point on the westerly right of way boundary of U. S. Highway 101, said point being North 189.2 feet and East 904.9 feet from the section corner common to Sections 4, 5, 8, and 9; thence South 6°12' East 182.0 feet; thence North 74°0' East 134.0 feet, more or less, to a point on the westerly right of way boundary of U. S. Highway 101; thence following said highway boundary northwesterly 230.6 feet, more or less, to the point of beginning, in the County of Curry, State of Oregon.

7. A 1969 Ford pickup, License No. DDJ 666.
8. A 1971 Reinell boat, License No. OR97EW and boat trailer, License No. LT 4-1839.
9. All the parties' interest in stocks and bonds held by the parties.
10. The office equipment located at Rt. 1, Box 15, Brookings, Oregon.
11. A Winnebago Motor Home, License No. H907995.
12. Petitioner's personal belongings.

It is agreed that Lois Marian Haas shall receive the following property:

TO THE RESPONDENT:

1. \$10,000 cash.
2. All the family's home furnishings.
3. A 1973 Ford Maverick, License No. KJP 909.
4. All the parties' rights, title and interest in a land sales contract dated April 26, 1974, entered into by Lyle A. Haas and Lois M. Haas as vendor and Charles A. Nelson and Eleanor L. Nelson as vendee, which property is located in Klamath County, State of Oregon, and more particularly described as follows:

Government Lots 17, 18, 23 and 24, Section 5, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

5. All the parties' rights, title and interest in a land sales contract dated November 1, 1974, entered into by Lyle A. Haas and Lois Marian Haas, as vendor, and Albert J. Tanner and Geri Ann Tanner as vendee, which property is located in Klamath County, State of Oregon, and more particularly described as follows:

Portion of Government Lots 21, 28 and 29 lying West of the Old Dalles-California Highway, Section 4, Township 36 South, Range 7 East of the Willamette Meridian.

6. All the parties' rights, title and interest in the family home located on Hoffeldt Street, Harbor, Oregon, the outstanding obligation thereon shall be assumed by the Petitioner. The property is more particularly described as follows:

A tract of land lying in Government Lot 1, Section 4, Township 41 South, Range 13 West, Willamette Meridian, Curry County, Oregon, described as follows: Beginning at a point which is North 173.60 feet and East 544.30 feet from the Southwest corner of said Government Lot 1; said point on the Easterly line; of common user roadway; thence following the said road line North 105.0 feet; thence North 81°15' East 121.41 feet; thence South 130.5 feet; thence West 120.0 feet to the point of beginning. EXCEPTING therefrom a strip of land 15.0 feet in width, for common user roadway purposes, lying North of and adjacent to the South line of the above described tract.

7. Respondent's personal belongings.

8. Petitioner shall and hereby agrees to pay all debts and obligations of Petitioner and Respondent owing by them and by either of them as and when due and payable, including but not exclusively all obligations of the parties and of each of them, whether joint or several, respecting each item of property listed in pages 1 thru 4 of this property settlement agreement, and Petitioner shall and hereby agrees to hold Respondent harmless therefrom.

IN WITNESS WHEREOF, the parties hereunto set their hands and seals this 19th day of August, 1976, in duplicate original.

[Signature]
Husband

Lain M Haas
Wife

[Signature]
Attorney for Husband

[Signature]
Attorney for Wife

Return to

Trum & Country Real Estate
211 Boy 13
Bumbying Dr 97419

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~on~~ April 11 A.D. 19 78 at 2:42 clock P.M., and

was 17th day of April A.D. 19 78 at 2:42 clock P.M., and
was recorded in Vol. 178, of Deeds on Page 7404

COUNTY OF KLAMATH Wm D. MILNE, County Clerk
[Signature]

Cost of
Fee \$21.00

SCR
in 2000
County Clerk