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1 Recorded at the request of,
2 and when recorded return to

3 Katherine Mottarella, 173702
4 Attorney at Law
5 827 State Street, Suite A
6 Santa Barbara, CA 93101

7 Attorney for Joanne Roberts

IN THE SUPERIOR COURT OF CALIFORNIA,
COUNTY OF SANTA BARBARA

10 IN THE MARRIAGE OF)

11 JOANNE ROBERTS,) 220513- J. WILLIAM MC LAFFERTY

12 Petitioner,)

13 vs.)

14 ADGER CARLTON ROBERTS,)

15 Respondent.)

) NOTICE OF PENDENCY
) OF ACTION-LIS PENDENS

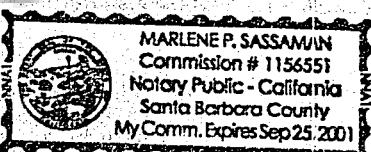
16 NOTICE IS GIVEN that the above action was commenced on August 25, 1997, in the
17 above court by Joanne Roberts, Petitioner, against Adger Carlton Roberts, Respondent, the action
18 is now pending in the above-named court.

19 The action concerns real property or affects the title or right of real property situated in
20 Klamath County, Oregon, commonly known as 39340 Chiloquin Ridge Rd., Chiloquin, Oregon,
21 Property Identification Number, R205085, Map Tax Lot Number, R-3407-035A0-C5300-000 and
22 is described in the attached Exhibit "A".

23 The object of Petitioner's action is to determine the community property and quasi-
24 community property interests of both parties with regard to real property.

25 Dated: March 27, 1998

Katherine Mottarella
KATHERINE MOTTARELLA
Attorney for Petitioner

1 **NOTICE OF LIS PENDENS**2 **ACKNOWLEDGMENT**3
4
5 **STATE OF CALIFORNIA)**
6 **COUNTY OF SANTA BARBARA)**
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8
9On this 27 day of March, 1998, before me, the undersigned officer, personally appeared
KATHERINE MOTTARELLA, personally known to me or proved to me on the basis of
satisfactory evidence to be the person whose name is subscribed to this instrument, and
acknowledged to me that she executed it. I declare under penalty of perjury that the person
whose name is subscribed to this instrument appears to be of sound mind and under no duress,
fraud, or undue influence.15
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19 **(SEAL)**20
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A handwritten signature of Marlene P. Sassaman in cursive script, positioned above her notary stamp.

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S6010

MTC 1306-10288

KNOW ALL MEN BY THESE PRESENTS, That the wife, Jim and Young Kim

hereinafter called the grantor, for the consideration hereinafter stated to the grantee paid by Anger Carlton Roberts and Jolette Roberts, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, on terms by the grantee, the heirs of the survivor and their assigns, that certain real property, with the tenements, fixtures and appurtenances thereto belonging or appertaining, situated in the County of Clatsop, State of Oregon, described as follows, to-wit:

See attached description marked "Exhibit A"

3407-35A-5300 ✓

To Have and to Hold the above described and granted premises unto the said grantees, of tenure by the grantee, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantee is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted in Exhibit A.

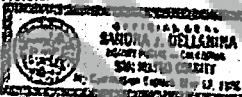
Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whatsoever, except titles claimed under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 35,000.00. (However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (Indicate which). (The numbers between the symbols, if any applicable, should be deleted. See O.R.S. 11.8(2).)

In concluding this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provision herof apply equally to corporations and to individuals.

In witness Whereof, the grantor has executed the instrument this 24th day of March, 1963; If a corporate grantor, it has caused his name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Seal of a corporation
Name of corporation



Grantor - Jim Young Kim
DIRECTOR - Young Kim

STATE OF OREGON

Covers of

1963

Personally appeared _____ and
Saw Young Kim and Young
Kim.

and acknowledged the foregoing instrument
to be their voluntary act and deed,

(Official Seal)

Notary Public for XXXXX Calif.

My commission expires

(Official Seal)

Notary Public for Oregon

My commission expires

Young Kim and Young Kim

Signature of both the spouses

Anger Carlton Roberts and
Jolette Roberts

Accepted Name and Address

ANGER CARLTON & JOLETTE ROBERTS
PO BOX 1050
CLATSOP, OR 97110

Date of closing or instrument and the amount paid for the following address
NO CHARGE

CASH, DEPT. 999, 000

STATE OF OREGON.

Country of _____
I certify that the within instrument
was received for record on the
day of _____, 19_____
at _____ o'clock M., and recorded
in book/reel/volume No. _____ on
page _____ or in document/file/
instrument/abstract No. _____
Record of Deeds of real estate.

Witness my hand and seal of
County affixed.

By _____ Wm. _____ Deputy

EXHIBIT A

10289

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Exhibit L

PARCEL 1:

The West 65 feet of the South 200 feet of the $\frac{1}{4}$ of the $\frac{1}{4}$ of the NW of the SW of the NE $\frac{1}{4}$ of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

That portion of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying South of the Sprague River, EXCEPTING THEREUPON that portion deeded to William L. Thurman, at ux in Deed Volume M66, page 9615, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

The West 65 feet of the South 200 feet of the $\frac{1}{4}$ of the $\frac{1}{4}$ of the NW of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH the right to use that certain non-exclusive easement for a roadway for ingress and egress as described in that certain Deed recorded September 6, 1966 in Volume M66, page 8900, Microfilm Records of Klamath County, Oregon.

ALSO TOGETHER WITH a non-exclusive easement and right of way for ingress and egress and access to the Sprague River over and across the East 15 feet of the East $\frac{1}{4}$ of the West $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying South of the caid Sprague River.

Subject to the following:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Rights of the public and of governmental bodies in and to that portion of the herein described premises lying below the high water mark of Sprague River, and the ownership of the State of Oregon in and to that portion lying below the high water mark thereof.
3. Reservations as contained in instrument recorded in Volume 285, page 391, Records of Klamath County, Oregon, as follows:
"There is reserved from the lands hereby allotted, a right of way thereon for ditches or canals constructed by the authority of the United States." (Affects SW $\frac{1}{4}$ of Section 35 and other property.)
4. Reservations as contained in instrument recorded in Volume 285, page 391, Records of Klamath County, Oregon, as follows:
"Subject, however to such rights of way for ditches, canals and reservoirs for irrigation purposes as may have been reserved by the United States or otherwise."

MAR-25-1998 11:25

AMERITITLE KFALLS

P.05/05

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5. Rights or any created by instruments, including the terms and provisions thereof,
Recorded: May 22, 1965
Volume: 362, page 93, Deed Records of Klamath County, Oregon
In favor of: Pacific Power and Light Company
For: Pole and wire lines

6. Reservations as contained in Deed recorded April 9, 1934, in Volume 332 at
page 338, Deed Records of Klamath County, Oregon, to wit:
"Reserving unto the Grantor a 30 foot exclusive easement for roadway over
the property herein conveyed for the benefit of the lands of the grantor
adjacent on the West."

7. Reservations as contained in Deed recorded September 29, 1966 in Volume 536,
page 631, Deed Records of Klamath County, Oregon, to wit:
"Reserving unto the Grantor a 39 foot non-exclusive easement for roadway
over the South 30 feet and the East 15 feet of the property herein conveyed."

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record as required by _____
of _____ A.D., 19 _____ at _____ o'clock _____ M., and duly recorded in the _____
on Page _____ by _____ County Clerk _____

FEP

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PROOF OF SERVICE

STATE OF CALIFORNIA, COUNTY OF SANTA BARBARA:

I am employed in the County of Santa Barbara, State of California. I am over the age of 18 and not a party to the within action; my business address is 827 State Street, Suite A, Santa Barbara, California 93101.

On March 27, 1998 in Santa Barbara, California, I served the following documents described as:
on all parties of record in this action by placing a true copy thereof enclosed in sealed envelopes addressed as follows:

Adger Carlton Roberts
205 Santa Cruz Blvd.
Santa Barbara, CA 93109

I caused such envelopes with postage thereon fully prepaid to be placed in the United States mail at Santa Barbara, California.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on March 27, 1998 at Santa Barbara, California..

Katherine Mottarella
Katherine Mottarella

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of _____
of March A.D. 19 98 at 11:17 o'clock A M., and duly recorded in Vol. M98
of Mortgages on Page 10286.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Kathleen Ross