

Escrow No. <u>K54402B</u> Title No. <u>K54402B</u>

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After recording return to:

Mark Gauthier
P.O. Box 1441
Paradise, CA 95967

Until a change is requested all tax statements shall be sent to the following address:

Mark Gauthier
P.O. Box 1441
Paradise, CA 95967

COMM. #1160576 IOTARY PUBLIC - CALIFORNIA RIVERSIDE COUNTY

My Comm. Expires Nov. 3, 2001

SPACE	RESERVED FOR RECORDER'S USE							
	Vol_	M00	_Page_	27	<u>03</u> 8			
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STATUTORY WARRANTY DEED

THIS

BRADLEY VAN DIEST and GERALDINE VAN DIEST, husband and wife, Grantor, conveys and warrants to Mark Gauthier and Ella Gauthier, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 21 and 26 in Block 43 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT. Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS, BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 23th day of February . 2000.

BRADLEY VAN DIEST GERALDINE VAN DIEST

California

STATE OF OREGON
County of Tiverside } ss.

This instrument was acknowledged before me on this 23 day of Tebruary . 2000 by Bradley Van Diest

SAMANTHALYNN HUBBARD

SAMANTHALYNN HUBBARD

Recomply with the requirements of ORS 93.030)

GERALDINE VAN DIEST

GERALDINE VAN DIEST

January . 2000

Notary Public for Oregon

My commission expires:

K-46-

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ATTORNEY OR PARTY W	ITHOUT ATTORNEY (Name and Addres	rs): (909	TELEPHONE NO.: 788-1209	FOR COURT USE ONL	Y				
TAW OFFICE	ES OF ANN-MARIE) /00-1209	·					
	FRITZ, ATTORNEY								
	nut Street		•		77				
Riverside	, Ca. 92501				\\/				
Attorney for (Name):	Petitioner				[]				
	OF CALIFORNIA, COUNTY O	F RIVERSIDE		RIVERSIDE COUNTY	(1)				
STREET ADDRESS:	4164 Brockton A	venue		11 RIVERSIDE COUNTY	٠.				
MAILING ADDRESS:	Same as Above								
CITY AND ZIP CODE:	Riverside, Ca.	92501		SEP 26 1995					
	Family Law Anne	x		OE1 20 1000					
MARRIAGE OF	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	, ,,,,, , ,,,,,,,,,,,,,,,,,,,,,,,,,,,,		ARTHUR A. SIMS, Charl	k				
PETITIONER:	GERALDINE LYNN	VAN DIEST	•	BY P. WORMS P.	Volimer				
DECRONDENT	BRADLEY VAN DI	or Crim		4. 4000	Deputy				
KESPONDENT:	BRADLEI VAN DI	79.T.							
	JUDGM	ENT		CASE NUMBER:					
(X) Dissolution		egal separation	Nullity						
Status		ogur doparation	L_1 (value)	156229	1				
, —	ving jurisdiction over termin	ation of marital status							
Date marital stat									
1. This proceeding was heard as follows: default or uncontested by declaration under Civil Code, § 4511 Contested a Date: August 15, 1950ept: F-2 Rm.: b. Judge (name): Becky Dugan C. X. Petitioner present in court X. Attorney present in court (name): Ann-Marie Fritz d. X. Respondent present in court X. Attorney present in court (name): William Bush e. Claimant present in court (name): 2. The court acquired jurisdiction of the respondent on (date): 7/16/95 O7 / O9 / 95 [X] Respondent was serve 1 with process Respondent appeared 3. THE COURT ORDERS, GOOD CAUSE APPEARING: a. [X] Judgment of dissolution be entered. Marital status is terminated and the parties are restored to the status of unmarried person (1) X on the following date (specify): O) / / / O (2) on a date to be determined on noticed motion of either party or on stipulation. b. Judgment of legal separation be entered. c. Judgment of reality be entered. The parties are declared to be unmarried persons on the ground of (specify): d. Wife's former name be restored (specify): e. This judgment shall be entered nunc pro tunc as of (date): f. Jurisdiction is reserved over all other issues and all present orders remain in effect except as provided below. g. X. Other (specify): CONTINUED ON ATTACHMENT									
	h. Jurisdiction is reserved to make other orders necessary to carry out this judgment.								
Date:		N 10.							
				JUDGE OF THE SUPERIOR COURT					
4. Number of additi	onal pages attached:		Signature fo	ollows lasttachment					
		NOTICE			J				
other matters you A debt or obligation the debt or obligati	may want to change in view n may be assigned to one ion, the creditor may be ab	v of the dissolution or a party as part of the div ple to collect from the o	annulment of you islon of property ther party.	er credit accounts and cred r marriage, or your legal sep and debts, but if that party	aration. does not pay				
An earnings assign		JUDGME		or spousal support is ordere Civil	Code, § 4514				

ATTACHMENT TO JUDGMENT

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MARRIAGE OF VAN DIEST
 2
    CASE NO. 156229
         IT IS FURTHER ORDERED, pursuant to the Stipulation of the
 3
    parties that both parties knowingly and intelligently waives
 4
    SPOUSAL SUPPORT from the other.
 5
         IT IS FURTHER ORDERED, pursuant to the Stipulation of the
 6
    parties that the division of COMMUNITY PROPERTY is as follows:
 7
 8
         The petitioner shall be awarded as her sole and separate
 9
    property:
10
         a.
              Furniture, furnishings and appliances in her possession;
              Clothing and jewelry in her possession;
11
         b.
12
         C.
              1992 Nissan Maxima, clear of encumbrances;
13
         d.
              1993 Sea Doo;
              ATC 250 SX;
14
         e.
              Any and all bank accounts in petitioner's name alone;
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         f.
              Petitioner's PERS account;
16
         q.
              Petitioner's North Life Insurance Company Annuity;
         h.
17
         The Respondent shall be awarded as his sole and separate
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    property:
         a. Family Residence located at 11617 Geyser Drive, Mira
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    Loma, California and any encumbrance thereon;
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              Undeveloped real property, lots number 21 & 26 in Klamoth
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    Falls, Oregon;
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             House and lot commonly known as 15511 Orizaba Avenue
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    Paramount, California (respondent's one-hall interest);
              Furniture, furnishings and appliances in his possession;
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         d.
27
         e.
              Clothing and jewelry in petitioner's possession;
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                           STIPULATION-PAGE 1
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f. 1993 Chevrolet pickup truck;
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              1994 Sea Doo and trailer;
         g.
 3
         h.
              1995 ATC 250 R;
             Bank Accounts in his name (or with his son Bradley);
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         i.
              Miscellaneous hand power tools;
 5
         j.
 6
              1994 Fleetwood Mobile Home and any encumbrances thereon;
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         IT IS FURTHER ORDERED, pursuant to Stipulation of the parties
 8
    that the division of COMMUNITY OBLIGATIONS is as follows:
         The petitioner shall pay the following community obligations
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    and hold the Respondent free and harmless therefrom:
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              BankAmerica Master Card;
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         1.
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         2.
              Chase Visa;
         3.
             Mervyn's Account;
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             Sears Charge Account;
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         4.
             J.C. Penney Account;
15
         5.
16
         6.
             Chevron Gasoline Credit Card;
             Nordstrom Department Store;
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         7.
        The Respondent shall pay the following community obligations
18
    and hold Petitioner free and harmless therefrom:
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         1. Chemical bank (mobile home);
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             Optima Credit Card;
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              GM Credit Card;
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         3.
              Colonial Bank Card;
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         4.
             Bank of NY (DE);
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         5 .
              Discover Credit Card;
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         7.
             All medical and
                                  dental
                                          bills
                                                  incurred prior
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27
    separation;
                           STIPULATION-PAGE 2
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- 8. H.R.S. (Sea Doo);
- 9. Riverside National Bank (house on Geyser);
- GMAC (Chevrolet pick up);
- 11. All obligations related to the River Mobile Home (ex: the rental space, utilities);

IT IS FURTHER AGREED, pursuant to the Stipulation of the parties that ATTORNEY'S FEES, LITIGATION EXPENSES AND COURT COSTS will be paid as follows:

The respondent shall pay directly to Ann-Marie Fritz, Attorney at Law, as attorney's fees, expense of litigation and court costs the sum of \$2,000.00 payable on or before September 15, 1995.

IT IS FURTHER AGREED, pursuant to the Stipulation that the following MISCELLANEOUS ORDERS are agreed as follows:

- a. Each of the parties shall execute forthwith all of the documents necessary to carry out the terms of this agreement.
- b. Counsel for the petitioner shall prepare Judgment of Dissolution and submit same to opposing counsel for approval as to form and content before presenting same to court for signature.
- c. Parties waive Findings of Fact, Conclusions of Law, and any right to appeal.
- d. The 1990 Toyota pickup, California license plate number 4G49840 shall be gifted to the parties' adult son, BRADLEY BRIAN VAN DIEST.
- e. The community property interest of the parties in respondent's pension with the Operating Engineer's Union shall be divided equally pursuant to a qualified domestic relations order. For the purpose of calculating the community property interest, the

STIPULATION-PAGE 3

parties date of marriage is found to be October 9, 1971, and the parties date of separation is found to be June 1, 1995.

- f. Both parties are awarded one-half of the balance remaining at the date of separation to be paid by Mark & Ella Gauthier on their personal note regarding the sale of the back-hoe and truck. Respondent represents that he had already divided with petitioner, all past separation payments.
- g. In order to create a substantially equal division of the community property, respondent is ordered to pay petitioner the sum of \$30,000.00 on or before September 15, 1995.
- h. Both parties will be responsible for each and every obligation incurred by them, respectively, after their date of separation on June 1, 1995.
- i. Both parties are enjoined and restrained from incurring charges against the other's credit.

16 APPROVED AS TO FORM AND CONTENT

DATED: 8-21-95

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DATED: 8-30-95

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DATED:

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IT IS SO ORDERED

DATED:

DATED:

SEP 2 8 1995

GERALDINE VAN DIEST

PETITIONER

BRADLEY VAN DIEST

RESPONDENT

ANN-MARIE FRITZ

ATTORNEY FOR PETITIONER

william W Bus

WILLIAM M. BUSH ATTORNEY FOR RESPONDENT

BECKY L. DUGAN

JUDGE OF THE SUPERIOR COURT

STIPULATION-PAGE 4

State of Oregon, County of Klamath Recorded 07/24/00, at 3:/8 p. m. In Vol. M00 Page 2 7 6 3 8

Linda Smith,

County Clerk Fee\$ 46