

2024-003104

Klamath County, Oregon



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04/24/2024 10:56:44 AM

Fee: \$102.00

Recording Office

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

Returned at Counter

After recording return to:

ORS 205.234(1)(c)

Brandsness, Brandsness & Rudd, P.C.

411 Pine Street

Klamath Falls, OR 97601

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Stipulated Judgment to Quiet Title

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

DIANNE LEIGH HAFAR, DIANNE LEIGH HAFAR, Trustee of the MARIAN EULENE HAFAR LIVING TRUST, dated September 28, 2010, YVONNE DUFOUR, JONATHAN PRATT

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

LLOYD JAMES HAFAR, and JUDITH MARIE HAFAR, husband and wife

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$ 0.00

Other:

5. Send tax statements to:

ORS 205.234(1)(e)

LLOYD JAMES HAFAR and JUDITH MARIE HAFAR

16320 SE 4th Street

Bellevue, WA 98008

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐ FULL

☐ PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$

8. Previously recorded document reference: 2017-006625 & 2017-006626

9. If this instrument is being re-recorded complete the following statement:

ORS 205.244(2)

"Rerecorded at the request of

to correct

previously recorded in book _____ and page _____, or as fee number _____."

IN THE CIRCUIT COURT OF THE STATE OF OREGON

IN AND FOR THE COUNTY OF KLAMATH

LLOYD JAMES HAFAR, and JUDITH)
 MARIE HAFAR, husband and wife,) Case No. 23CV28081
)
 Plaintiffs,)
) STIPULATED JUDGMENT TO QUIET
 vs.) TITLE
)
 DIANNE LEIGH HAFAR, DIANNE)
 LEIGH HAFAR, Trustee of the)
 MARIAN EULENE HAFAR LIVING)
 TRUST, dated September 28,)
 2010, YVONNE DUFOUR, JONATHAN)
 PRATT, and JOHN DOES 1 - 10.)
 Defendants.)

THIS MATTER came before the Court following the default of the defendant Jonathan Pratt, who failed to answer the Summons and Complaint within the time prescribed by law. Defendants Dianne Leigh Hafar, individually and as Trustee of the Marian Eulene Hafar Living Trust, dated September 28, 2010, and Yvonne Dufour, who are represented by attorney Nathan J. Ratliff, do hereby stipulate to the judgment herein.

IT IS HEREBY ORDERED AND ADJUDGED, that judgment be entered in plaintiff's favor as follows:

1. The defendants Dianne Leigh Hafar and Dianne Leigh Hafar, Trustee of the Marian Eulene Hafar Living Trust, dated

1. JUDGMENT

Brandsness, Brandsness & Rudd, P.C.
 411 Pine Street
 Klamath Falls, OR 97601
 541-882-6616
 541-882-3571 FAX

1 September 28, 2010, Yvonne Dufour and Jonathan Pratt have no
2 claim to the real property in Klamath County, Oregon described as
3 follows:

4 LOTS 19 AND 20 IN BLOCK 15 OF ELDORADO
5 HEIGHTS TO THE CITY OF KLAMATH FALLS, IN
6 THE COUNTY OF KLAMATH, STATE OF OREGON.

7
8 Civilly described as 1707 Euclid Avenue, Klamath Falls,
9 Oregon 97601.

10 2. IT IS FURTHER ORDERED AND ADJUDGED the Plaintiffs Lloyd
11 James Hafar and Judith Marie Hafar, husband and wife, are the
12 owners in fee simple of the real property described above and
13 entitled to possession thereof, free of any estate, title, claim,
14 lien, or interest of defendants or those claiming under
15 defendants and the title to the premises shall be quieted in
16 favor of the plaintiff. Defendants and those claiming under
17 defendants shall be enjoined from asserting any estate, title,
18 claim, lien, or interest in the property or any portion thereof.

19 3. IT IS FURTHER ORDERED AND ADJUDGED no costs
20 disbursements or attorney's fees shall be awarded to or against
21 the defendant's Dianne Leigh Hafar, Dianne Leigh Hafar, Trustee
22 of the of the Marian Eulene Hafar Living Trust, dated September
23 28, 2010, and Yvonne Dufour. Plaintiff is awarded costs and
24 disbursements against defendant Jonathan Pratt, which shall be
25 submitted pursuant to ORCP 68.

26 4. IT IS FURTHER ORDERED AND ADJUDGED Dianne Leigh Hafar
27 individually and as Trustee of the Marian Eulene Hafar Living

28
29
30 2. JUDGMENT


Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601
541-882-6616
541-882-3571 FAX

1 Trust, dated September 28, 2010, is released from any claim
2 known or unknown, arising from or relating to the
3 administration and or distribution of the Marian Eulene Hafar
4 Living Trust, dated September 28, 2010. This release does not
5 release Dianne Hafar, ~~individually~~ or Trustee from any further
6 obligation as Trustee to transfer or do any further or future
7 act to fulfill her legal and fiduciary obligations.

8 IT IS SO STIPULATED.


9 Dated this 21 day of March, 2024.

10 BRANDSNESS, BRANDSNESS & RUDD, P.C.

11 
12
13 Andrew C. Brandsness, OSB #831597
14 Of Attorneys for Plaintiffs
15 Lloyd James Hafar and Judith Marie Hafar
16 Email: andy@brandsnessrudd.com

17 Dated this 11 day of March, 2024.

18 PARKS & RATLIFF, P.C.

19 
20 Nathan J. Ratliff, OSB #034269
21 Of Attorneys for Defendants
22 Dianne Leigh Hafar, Dianne Leigh Hafar,
23 Trustee of the of the Marian Eulene Hafar
24 Living Trust, dated September 28, 2010, and
25 Yvonne Dufour
Email: nathan@parksandratliff.com

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Marci W. Addison

Circuit Court Judge Marci W. Addison

Submitted by:
Andrew C. Brandsness, OSB #831597
of Attorneys for Plaintiffs

Unofficial Copy

4. JUDGMENT

Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601
541-882-6616
541-882-3571 FAX