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BOOK 241 PAGE 666

RETURN ADDRESS:
Shawn Burke
88365 Timberline Drive
Veneta, Oregon 97487

FILED
APR 29 4 46 PM '03
Shawn Burke
Clary
J. Mich

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. Decree of Dissolution of marriage

2. _____

3. _____

4. _____

GRANTOR(S) (Last name, first, then first name and initials)

1. Klippel Karl H.2. Klippel Shawn

3. _____

4. _____

☐ Additional Names on Page _____ of Document.

GRANTEE(S) (Last name, first, then first name and initials)

1. Burke Shawn Karl Burke Klippel, Shawn

2. _____

3. _____

4. _____

☐ Additional Names on Page _____ of Document.

REAL ESTATE EXCISE TAX

22961

APR 29 2003

PAID CEMENT

Vicki M. Mott

SKAMANIA COUNTY TREASURER

LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section Township, Range, Quarter/Quarter)

1202 S. Cassin Road, Veneta, OR, south half of the north half of the
South half of the Southeast Quarter of the South Quarter, and the south half of the
West half of the Southeast Quarter of the South Quarter of Section 17, Township 2 North
Range 10 East☐ Complete Legal on Page 2 & 3 of Document. Range 10 East

REFERENCE NUMBER(S) Of Document assigned or released:

Exempt
Issued to
Record
Filed
Selling

☐ Additional Numbers on Page _____ of Document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

☐ Property Tax parcel ID is not yet assigned.☐ Additional Parcel Numbers on Page _____ of Document.

03-10-17-4-0-0200-00

4/29/03

The Auditor/Recorder will rely on the information provided on the form. The Staff will not read
the document to verify the accuracy or completeness of the indexing information.

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FILED

02 DEC 23 AM 8:49

CIRCUIT COURT OF THE STATE OF OREGON
JUDICIAL DEPARTMENT

BY

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

In the Matter of the Marriage of:

SHAUN ANN KLIPPEL,

and

KARL HAYWARD KLIPPEL,

Petitioner,

Respondent.

Case No. 15-02-18644

JUDGMENT OF DISSOLUTION
OF MARRIAGE (Ex Parte)

THIS MATTER having come before the Court on the Affidavit of Petitioner and the Motion for Entry of Judgment of Dissolution of Marriage filed herein in lieu of a hearing pursuant to ORS 107.095(4), the Respondent having failed to file an appearance during the time allowed by law, the court having entered an Order of Default against Respondent on November 15, 2002; the Court having waived the 90-day waiting period pursuant to ORS 107.065(1) on the grounds of necessity to protect the interests of the Respondent and the Petitioner; and based on the files and records herein, and the Court being fully advised makes its:

FINDINGS OF FACT

Gary H. Martin, Skamania County Assessor
Date 12/29/04 Parcel # 3-11-4-200

- A. The Court finds that it has jurisdiction over this matter and over the parties;
- B. The parties were married on March 5, 1993, in San Rafael, Marin County, California.
- C. Those facts required by ORS 107.083(3) are set forth herein.
- D. There is no domestic relations suit involving this marriage pending in any other county in this or any other state.

1 - JUDGMENT OF DISSOLUTION OF MARRIAGE (Ex Parte)

LISA A. GALLO, OSB #90055
241 E. Broadway, Suite B
Eugene, OR 97401-2703
Phone: (541) 345-2772
Fax: (541) 345-8850

1 E. Respondent is not a person in the active or reserve military service of the United States or
2 any of its allies and is not subject to the provisions of the Soldiers' and Sailors' Civil Relief Act
3 as amended. Respondent is neither a minor nor an incapacitated person.

4 F. There are no children of the marriage and Petitioner is not pregnant.

5 G. There is certain property owned by the parties over which the Court hereby takes
6 jurisdiction and will make awards.

7 H. The jurisdictional allegations in the Petition for Dissolution of Marriage are true;

8 I. Respondent was personally served with the Petition for Dissolution of Marriage on October
9 15, 2002. Although the time for responding has expired, Respondent failed to file an appearance
10 and he is in default herein. An Order of Default was entered against Respondent on November
11 15, 2002.

12 J. Irreconcilable differences between the parties have caused the irremediable breakdown of
13 the marriage, and the marriage should be dissolved and other relief granted.

14 NOW, THEREFORE, IT IS HEREBY ORDERED AND ADJUDGED as follows:

15 1. MARRIAGE DISSOLVED: The marriage between the parties is dissolved effective the
16 date this Judgment of Dissolution of Marriage is signed by the Court.

17 2. DIVISION OF PROPERTY: Each party takes the following property subject to any
18 encumbrances thereon:

19 A. Petitioner shall have as her sole and separate property, free and clear of any claim
20 or interest of the Respondent, the following property:

21 1) Real property located at 88365 Timberline Drive, Veneta, Lane County,
22 Oregon, more specifically described as follows:

23 Lot 9, Lake Shore Meadows, as platted and recorded in File 75,
24 Slides 269 and 270, Lane County Oregon Plat Records, in Lane
County, Oregon.
(herein, "the Veneta, OR property").

25 2) Real property located at 1202 Scoggins Road, Underwood, Skamania
26 County, Washington, more specifically described as follows:

2 - JUDGMENT OF DISSOLUTION OF MARRIAGE (Ex Parte)

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The South half of the North half of the South half of the Southeast Quarter of the Southeast Quarter, and the South half of the South half of the Southeast Quarter of the Southeast Quarter of Section 17, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPT the West 2/3 of all the above described parcels. *Acres*

SUBJECT TO:

Easement for Road being 40 feet wide, including the terms and provisions thereof recorded March 3, 1972 in book 63, Page 803.

(herein, "the Underwood, WA property").

3) Real property located at 2325 SW Wonderview Drive, Gresham, Multnomah County, Oregon, more specifically described as follows:

Lot 3, Block 3, Marpol Ridge, in the City of Gresham, County of Multnomah and State of Oregon.

(herein, "the Gresham, OR property").

4) Real property located at 10501 8th Ave. NE, #127, Seattle, King County, Washington, more specifically described as follows:

Apartment 127 of Northgate Villa, a Condominium according to the following documents recorded in King County, Washington: Declaration under Auditor's File no. 8405040630

Survey Map and Plans under Auditor's File No. 8405040629

In Volume 69 of Condominiums, Pages 78 through 89;

Together with an undivided .5613 percent interest in the common areas and facilities described in said Declaration;

The apartment is intended for single family residential use and includes the use of those limited common areas as defined in R.C.W. 64.32.010(11) and in Article 7 of said Declaration, including, but not necessarily limited to the following: Parking Space 61;

The condominium is located on the South 3 acres of the East half of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 29, Township 26 North, Range 4 East, W.M., in King County, Washington; EXCEPT the East 30 feet lying within 8th Ave. N.E. and EXCEPT the South 30 feet lying with in N.E. 105th Street.

(herein, "the Seattle, WA condo").

5) 1998 Toyota 4Runner automobile, Oregon plate no. 728 ARK, VIN# JT3HN87R2W0157047.

6) All outstanding shares (400) of Custom Group Tours, Inc. and all interest,
3 - JUDGMENT OF DISSOLUTION OF MARRIAGE (Ex Parte)

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1 assets, and accounts of Custom Group Tours, Inc., although there is no current net value of such.

2 7) All household furnishings and personal property in Petitioner's possession,
3 including the dog, "Mocha Bear" and the two cats, "Mecho" and "Luke."

4 8) Petitioner's Key bank accounts.

5 9) Joint US Bank account nos. 153603943645 and 153603943470.

6 10) Joint Hartford Life Insurance Co. Annuity, which is managed by Portfolio
7 Diversification, Account Number 835-034607-258. However, Petitioner shall promptly liquidate
8 this annuity and disburse \$55,000 to Jason and Carla Zilka as payment on the Underwood, WA
9 property encumbrance, which is due December 31, 2002. From said proceeds, Petitioner shall
10 also make a cash payment to Respondent pursuant to paragraph 2. B. 9, herein below.

11 11) Petitioner's individual Custom Group Tours, Inc. pension account.

12 12) Joint COSTCO - AMEX account.

13 B. Respondent shall have as his sole and separate property, free and clear of any claim
14 or interest of the Petitioner, the following:

15 1) Respondent's 1997 Toyota Previa automobile, VIN#
16 JT3HK23M3V1087020.

17 2) All household furnishings and personal property in Respondent's possession.

18 3) US Bank account no. 153603944338.

19 4) Respondent's IRA.

20 5) Respondent's Westmed Limited Partnership.

21 6) Respondent's Centennial Money Market trust.

22 7) Respondent's Pfizer, Inc. stock.

23 8) Respondent's Equus, Inc. stock.

24 9) Cash payment from Petitioner from her liquidation of the Hartford Life
25 Insurance Co. Annuity that she is awarded herein, in an amount based on \$50,970 as of December
26 20, 2002, but which is subject to any market fluctuations on said amount on the date when the

4 - JUDGMENT OF DISSOLUTION OF MARRIAGE (Ex Parte)

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1 annuity is actually liquidated.

2 10) Respondent's individual Custom Group Tours, Inc. pension account.

3 11) Petitioner's Oppenheimer funds.

4 12) Petitioner's Centennial Money Market Trust.

5 3. REAL PROPERTIES: Petitioner intends to sell the following real properties in order to
6 pay the tremendous debt that she is assuming herein: the Gresham, OR property; the Underwood,
7 WA property; and the Seattle, WA condo.

8 4. DEBTS:

9 A. Petitioner's Debts: Petitioner shall be responsible for and pay the following debts
10 and shall indemnify and hold Respondent harmless from any liability thereon:

11 1) Encumbrances on Veneta, OR property to Principal Residential Mortgage and
12 to Chase Manhattan Bank (approximate balance of \$257,129).

13 2) Encumbrance on Underwood, WA property to Jason and Carla Zilka
14 (approximate balance of \$55,000).

15 3) Encumbrance on Gresham, OR property to Country Wide Mortgage
16 (approximate balance of \$90,403).

17 4) Encumbrance on Seattle, WA condo to National City Mortgage (approximate
18 balance of \$37,234).

19 5) All liabilities of Custom Group Tours, Inc. that are personally guaranteed by
20 her, to wit: Bank of America VISA, approximate balance of \$10,228; COSTCO AMEX,
21 approximate balance of \$1,065; Umpqua (formerly Centennial) Bank credit line, approximate balance
22 of \$47,700; and the Umpqua (formerly Centennial) Bank loan with an approximate balance of
23 \$218,882.

24 6) Bank of America VISA credit card used by Petitioner (approximate balance
25 of \$4,880). This account will be closed after it is paid off by Petitioner.

26 7) Joint Bank of America VISA credit card used by Respondent in an amount not

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1 to exceed \$2,327 as of December 20, 2002. Respondent may be awarded this account if Bank of
2 America removes Petitioner's name from this account so that she has no further liability thereon.
3 If Bank of America will not remove Petitioner's name and liability for this account, then this account
4 shall be closed.

5 8) All debts individually incurred by Petitioner after the parties' separation on
6 September 11, 2001.

7 B. Respondent's Debts: Respondent shall be responsible for and pay the following debts
8 and shall indemnify and hold Petitioner harmless from any liability thereon:

9 1) All debts and accounts in Respondent's sole name.

10 2) Any debt associated with the joint Bank of America VISA credit card in excess
11 of the December 20, 2002 amount of \$2,327 that Petitioner will pay, herein above.

12 3) All outstanding bills, debts, and liabilities incurred by Respondent after the
13 parties' separation on September 11, 2001, except for the \$2,327 joint Bank of America VISA credit
14 card account that Petitioner will pay pursuant to paragraph 4.A.7., herein above.

15 C. Any obligation to indemnify and/or hold the other harmless or assume responsibility
16 for a debt, as set out herein, means specifically to indemnify the other from any liability thereon upon
17 the debt including all costs, reasonable attorney fees, judgments, and liens incurred by the non-
18 responsible party as a result of the responsible party's failure to pay such indebtedness.

19 5. SPOUSAL SUPPORT: Neither party shall be required to contribute toward the support
20 or maintenance of the other party.

21 6. NECESSARY DOCUMENTS: Each party shall, within thirty (30) days from the date of
22 entry of this judgment, execute any and all documents necessary to effectuate the intent of this
23 judgment, and in the event either party should fail to do so, this judgment shall operate to convey
24 title to the party to whom such property is awarded.

25 7. ATTORNEY FEES AND COSTS: Each party is to be responsible for his or her own
26 attorney fees and costs except as otherwise provided herein.

6 - JUDGMENT OF DISSOLUTION OF MARRIAGE (Ex Parte)

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1 8. NAME CHANGE: Petitioner's former legal name of SHAUN ANN BURKE, shall be
2 restored to her.

3 9. 2002 INCOME TAXES: Petitioner shall be responsible for reporting all income,
4 deductible expenses, capital gains, and losses for the 2002 tax year on her Federal and State
5 income tax returns. Petitioner shall also be entitled to any 2002 Federal and State income tax
6 refund(s), and she shall also be responsible for any tax liability for the 2002 tax year.

7 10. RELEVANT DATA: The following information is set out pursuant to ORS 107.085(3):

8 HUSBAND: KARL HAYWARD KLIPPEL (Respondent)

9 Address: 1202 Scoggins Road, Underwood, WA

10 Business Address: None

11 SSN: 553-72-4247

12 Age: 50 years

13 DOB: 11/29/52

14 WIFE: SHAUN ANN KLIPPEL (Petitioner)

15 Address: 88365 Timberline Drive, Veneta, Oregon 97487

16 Business Address: 88365 Timberline Drive, Veneta, Oregon 97487

17 Maiden Name: BURKE

18 Former Legal Name(s): SHAUN BURKE-KLIPPEL

19 SSN: 539-68-2426

20 Age: 46 years

21 DOB: 11/7/56

22 ///

23 ///

24 ///

25 ///

26 ///

7 - JUDGMENT OF DISSOLUTION OF MARRIAGE (Ex Parte)

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11. WITHDRAWAL OF ATTORNEY: Lisa A. Gallo is allowed to withdraw as attorney of record for Petitioner and the clerk of the court is instructed to make such entry.

DATED this 23 day of December, 2002.

Cynthia D. Carlson
CIRCUIT COURT JUDGE

PREPARED AND SUBMITTED BY:
LISA A. GALLO, OSB #90055
Attorney for Petitioner
241 East Broadway, Suite B
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