

Doc # 2008169086  
Page 1 of 11  
Date: 2/25/2008 01:04P  
Filed by: RICKY DAVID HEALEA  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
SKAMANIA COUNTY AUDITOR  
J MICHAEL GARVISON  
Fee: \$52.00

**WHEN RECORDED RETURN TO:**

Ricky David HEALEA  
P.O. Box 666  
Goldendale Wa. 98620

**DOCUMENT TITLE(S)**

Lien / Dissolution

**REFERENCE NUMBER(S)** of Documents assigned or released:

Book 142, page 494

☐ Additional numbers on page \_\_\_\_\_ of document.

**GRANTOR(S):**

Strode, Lynette Mary

☐ Additional names on page \_\_\_\_\_ of document.

**GRANTEE(S):**

HEALEA, Ricky David

☐ Additional names on page \_\_\_\_\_ of document.

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

S21 T3N R8E

☒ Complete legal on page 10 of document.

**TAX PARCEL NUMBER(S):**

03082130220000 LM

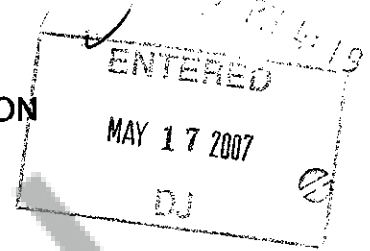
☐ Additional parcel numbers on page \_\_\_\_\_ of document.

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



Certified True Copy Of The Original  
Dated This 21 day of May 2007  
Trial Court Administrator

By: *[Signature]*



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

In The Matter of the Marriage of:

RICKY D. HEALEA,

Petitioner,

No. DR 05120062

vs

LYNNETTE M. STRODE-  
HEALEA,

Respondent.

GENERAL JUDGMENT (DISSOLUTION OF  
MARRIAGE)

THIS MATTER having come before the Court on Petitioner's Petition for  
Dissolution of Marriage, and by the stipulation of the parties placed on the record before  
the Honorable Robert Selander on September 1, 2006; Petitioner appearing pro se, and  
Respondent represented by Brad M. Gerke. The court makes the following

**FINDINGS OF FACT**

1. Petitioner shall hereafter be referred to as Husband. Respondent shall  
hereafter be referred to as Wife.

2. Husband and Wife have irreconcilable differences that have caused the  
irremediable breakdown of their marriage.

3. The court has jurisdiction over Husband and Wife.

4. Husband and Wife were married on July 8, 2001, at Goldendale,  
Washington.

5. Wife is not now pregnant.

6. There are no minor children born of this marriage.

PAGE -1- GENERAL JUDGMENT (DISSOLUTION OF MARRIAGE)

1        7.     Husband's address is 17620 SE Kirkwood Rd, Gladstone, OR 97027; his  
2     date of birth and social security number are confidential and such information is  
3     contained in the UTCR 2.100 Segregated Information Sheet.

4        8.     Wife's address is 172 Metzger Rd, Carson, WA 98610; her date of birth  
5     and social security number are confidential and such information is contained in the  
6     UTCR 2.100 Segregated Information Sheet.

7        9.     For a period of six (6) months immediately prior to the filing of his petition  
8     for dissolution, Husband continuously has been, and now is, a resident and inhabitant of  
9     the State of Oregon.

10       10.    No domestic relations suits or petitions for support pursuant to ORS  
11    108.110 involving this marriage of Husband and Wife are pending in any other court in  
12    the State of Oregon or any other state.

13       11.    The parties have been separated since July 4, 2004.

14       12.    Husband and Wife acknowledge that the disposition of property herein,  
15    whether or not equal, is just and proper in all the circumstances. The parties each  
16    warrant to the other and to this court that each has signed this judgment on their own  
17    volition and that there has been an accurate, complete and current disclosure of all their  
18    income, assets, debts and liabilities. There are no debts which the parties owe jointly  
19    other than debts which are described in this judgment. The terms of this judgment  
20    represent a compromise of disputed issues in some instances. In addition, each party  
21    acknowledges that there have been no representations or promises of any kind which  
22    have been made to him or her as an inducement to enter into the agreement  
23    represented by this judgment other than those expressly set forth herein..

24       13.    Husband and Wife's signatures on this stipulated judgment evidence their  
25    intent that the agreement embodied in this stipulated judgment shall be enforceable in  
26    the manner described in ORS 107.104.

1           14.     Husband understands Brad C. Gerke, Attorney at Law, of Clackamas,  
2     Oregon, drafted this judgment as attorney for Wife and in no way represents Husband.  
3     Husband acknowledges he understands the terms, provisions, and legal effect of this  
4     judgment, including the rights and privileges waived hereunder, the rights and privileges  
5     granted hereunder, and the binding effect it has both presently and in the future.  
6     Husband acknowledges he was encouraged on repeated occasions to seek the aid of  
7     legal counsel to explain the force and effect of this judgment on him.

8           15.     This marriage should be dissolved and Husband and Wife should be  
9     granted the relief hereinafter set forth.

10           **IT IS HEREBY ORDERED:**

11           1.     **Termination of Marriage.** The marital status of the parties is hereby  
12     terminated. The provisions of this judgment are effective immediately.

13                 1.1     Any provision in a party's will that is now in force and effect that  
14     benefits the now former spouse shall be deemed revoked in accordance with the  
15     provisions of ORS 112.315. This revocation shall cause the will to be interpreted as if  
16     the former spouse did not survive the testator.

17                 1.2     Any provision in any trust created by or for the benefit of a party  
18     that is now in force and effect that benefits the now former spouse shall be deemed  
19     revoked, and the trust shall be interpreted as if the former spouse did not survive the  
20     decedent. The intent of this provision is to prevent the former spouse from having any  
21     involvement in the trust in any capacity, including as a trustee or a beneficiary of the  
22     trust.

23                 1.3     Except as otherwise provided herein, any designation of the now  
24     former spouse as a beneficiary of any benefit, including but not limited to, retirement  
25     benefits, IRA accounts, life insurance policies, annuities, or other assets where a party  
26     is able to designate a beneficiary to receive the proceeds of that asset upon the death

1 of that party, that was in place on or before the date of this judgment, shall be deemed  
2 to have been revoked. The benefit shall be paid to the secondary or contingent  
3 beneficiary or, if no beneficiary is named, then to the decedent's estate. The surviving  
4 former spouse shall cooperate with the decedent's estate in assuring this directive is  
5 completed, specifically including the affirmative responsibility to disclaim, in writing, and  
6 within nine months of the date of death to assure that the surviving former spouse does  
7 not receive any benefit as a result of the decedent's failure to modify the beneficiary  
8 designation of the above-described assets.

9       **2. Division of Assets.** The property of the parties shall be divided as  
10 follows:

11               **2.1 Wife's Property.** Wife is hereby awarded and shall receive free  
12 from any claim of Husband:

13                       **2.1.1** All personal property not otherwise specifically described  
14 herein that is now in her possession or which may be owned in her name alone.

15                       **2.1.2** All bank accounts which may be owned in her name alone,  
16 including, but not limited to, her US Bank Savings account.

17                       **2.1.3** All personal papers that may be in Husband's possession.  
18 This is to include letters, tax returns, cards and other items of a personal nature.  
19 Husband is to return these papers to Wife at the earliest opportunity.

20                       **2.1.4** The real property located at Skamania County, Washington,  
21 more particularly described as:

22       *A tract of land located in the Southwest quarter of the Southwest quarter of*  
23       *Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the*  
      *County of Skamania, State of Washington, described as follows:*

24       *The North 164 feet of the following described property:*  
25       *Beginning at the Northwest corner of the South half of the Northwest Quarter of*  
26       *the Southwest quarter of the Southwest quarter of the said Section 21; thence*  
      *East along the North line of the said Subdivision 170 feet; thence South 290 feet;*  
      *thence West 170 feet to the intersection with the West line of the said Section 21;*

thence North 290 feet to the Point of Beginning. Also known as Lot 1 of Roe Short Plat, Skamania County Tax Parcel No. 03-08-21-3-0-2200-00.

**2.2 Husband's Property.** Husband is hereby awarded and shall receive free from any claim of Wife:

**2.2.1** All personal property not otherwise specifically described herein that is now in his possession or which may be owned in his name alone.

**2.2.2** All bank accounts which may be owned in his name alone.

**2.2.3** Three rings previously given to Wife are to be returned if Wife finds them in her possession. The rings are to be returned at the earliest opportunity.

**2.3 Keys.** A party is awarded any keys that open or close property awarded to that party. This includes keys to real property, vehicles, lock boxes, computer systems, garage door openers, etc. The party having keys not belonging to property awarded to that party shall immediately deliver said keys to the other party, keeping no copies for him or herself.

**2.4 Personal Records.** A party's personal papers are specifically awarded to that party. Each party shall use their best effort now and in the future to provide the other party with that party's personal papers and records. Those include, but are not limited to birth certificates, passports, baptismal records, wills, military discharge papers, etc. Each party shall also cooperate with the other in providing financial documents that may from time to time be necessary. For example, one party may at some point in the future need a copy of a previously filed joint tax return.

**2.5 Property Insurance.** All fire and extended coverage, and liability and casualty insurance policies upon or relating to any real or personal property herein described or referred to, and now in existence, shall be transferred with the property to which the same pertains to the party receiving such property pursuant to this judgment, without charge or credit to either party in respect of the surrender value thereof.

1                   2.6    **Tax Refunds and Rebates.** Each party shall receive one-half of  
2 any tax refund, rebate, "kicker," or other payment paid by any taxing authority which  
3 arises out of any joint tax return that the parties may have filed.

4           3.     **Allocation of Debts.** The liabilities and debts of the parties shall be paid  
5 as follows:

6                   3.1    **Wife's Debts.** Wife shall pay according to the creditor's repayment  
7 terms, defend, indemnify and hold Husband harmless from any debt in her name alone.

8                   3.2    **Husband's Debts.** Husband shall pay according to the creditor's  
9 repayment terms, defend, indemnify and hold Wife harmless from any debt in his name  
10 alone.

11                   3.3    **Termination of Joint Credit.** Neither Husband nor Wife shall  
12 charge upon the credit of the other without specific permission to do so. All outstanding  
13 joint credit accounts and cards which are in the names of both parties shall be  
14 immediately returned to the issuing creditor with instructions to close the account.

15           4.     **Necessary Documents.** Upon demand, each party shall make and  
16 execute any assignment, transfer, conveyance, or release as is necessary in the  
17 opinion of the requesting party to carry out the terms of this judgment, including the  
18 transfer of legal title to any property as ordered herein. The presiding judge of this court  
19 shall have authority to execute and deliver any document as may be necessary to carry  
20 out the property transfer provisions of this judgment if requested to do so by a party.

21    ///

22    ///

23    ///

24    ///

25    ///

26    ///



**MONEY AWARD—Property Division**

Judgment Creditor Name and Address:

Ricky Healea  
17620 SE Kirkwood Rd  
Gladstone, OR 97027

Judgment Creditor's Attorney's Name,  
Address and Telephone Number:

None

Judgment Debtor Name, Address,  
Date of Birth, and Driver's License Number:

Lynnette M. Strode  
172 Metzger Rd  
Carson, WA 98610  
DOB: Confidential—UTCR 2.100  
SSN: Confidential—UTCR 2.100  
WA DL: Confidential—UTCR 2.100

Judgment Debtor's Attorney's Name,  
Address and Telephone Number:

Brad M. Gerke  
10121 SE Sunnyside Rd, Suite 240  
Clackamas, OR 97015  
(503) 656-0841

Others Entitled to Portion of Judgment:

None

Judgment Amount:

\$ 10,000.00

Annual payments of \$2180.00 shall commence on May 1, 2007. Subsequent payments shall be due on the first day of March each year thereafter until final payment, with final payment made no later than March 1, 2011. This payment amount includes all interest due on the Judgment.

Prejudgment Interest:

None

///



1 Post-judgment Interest:

2 Nine percent (9%) per annum simple  
3 interest on judgment amount of \$10,000  
4 from the date this judgment is entered  
5 until fully paid.

6 Attorney Fees and Costs:

7 None

8 DATED this 16 day of May, 2007.

9  
10   
11 Circuit Court Judge

12 Respectfully Submitted by:

13 Brad M. Gerke, OSB #03322

14 Attorney for Respondent

15 10121 SE Sunnyside Rd., Suite 240

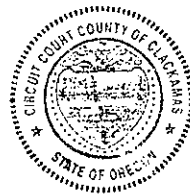
16 Clackamas, OR 97015

17 503 656 0841

18 Fax 503 650 0810

Unofficial  
Copy

DOC # 2000169086  
Page 10 of 11



Certified True Copy Of The Original  
Dated This 19 Day of July 2007  
Trial Court Administrator

By [Signature]

## EXHIBIT "A"

A Tract of land located in the Southwest Quarter of the Southwest Quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

The North 164 feet of the following described property:

Beginning at the Northwest Corner of the South Half of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of the said Section 21; thence East along the North line of the said Subdivision 170 feet; thence South 290 feet; thence West 170 feet to intersection with the West line of the said Section 21; thence North 290 feet to the Point of Beginning.

Also know as Lot 1 of ROE SHORT PLAT.

SUBJECT TO:

1. Taxes for the year 1994: \$592.59, balance of \$296.30, unpaid.  
(Account No. 03-08-21-3-0-2200-00)
2. Rights of the Public in and to that portion lying within Road.

By \_\_\_\_\_, Clerk of Skamania County Assessor  
Gloria J. Kimball, Skamania County Assessor  
B-2771 Parcel # 03-08-21-3-0-2200-00