

Upon Recording Return To:

John Koestler
PO Box 2274
Fairview, OR 97024

Document Title(s) (or transactions contained therein):

1. Court Ordered Division of Real Property by Decree of Dissolution (DCD 07-3-00023-8)
AMENDED

Grantor(s) (Last name first, then first name and initials)

1. Talent, Karla J & Koestler, John D., Marital Community, through Skamania County Superior Court.

Grantee(s) (Last name first, then first name and initials)

1. Talent, Karla J as separate Individual
2. Koestler, John D as separate Individual

Legal Description (abbreviated: i.e., lot, block, plat or section, township, range)

Talent – Tract 1, Exhibit A of DCD 07-3-00023-8 Amended

Koestler – Tract 2, Exhibit A of DCD 07-3-00023-8 Amended

Full legal description is on page 7 of document. See Exhibit A and Exhibit B.

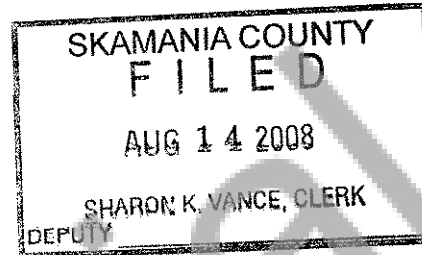
Assessor's Property Tax Parcel or Account Number at the time of recording:

020702000605

AFN 2008170415

Reference Number(s) of Documents assigned or released:

Survey Plat AFN 2008170037 Previous Deed Book 164 Page 965



**Superior Court of Washington
County of Skamania**

In re the Marriage of:

KARLA J. TALENT,

Petitioner,

and

JOHN D. KOESTLER

Respondent.

No. 07-3-00023-8

AMENDED

☒ **Decree of Dissolution (DCD)**

☐ **Decree of Legal Separation
(DCLGSP)**

☐ **Declaration Concerning
Validity (DCINMG)
(Marriage)**

☐ **Clerk's action required**

☐ **Law Enforcement Notification,
¶ 3.8**

I. Judgment/Order Summaries

1.1 Restraining Order Summary:

☒ Does not apply. ☐ Restraining Order Summary is set forth below:

1.2 Real Property Judgment Summary:

☐ Does not apply. ☒ Real Property Judgment Summary is set forth below:

Assessor's property tax parcel or account number: 02070200060500

Or

Legal description of the property awarded (including lot, block, plat, or section, township, range, county and state):

Property described in Findings of Fact and Conclusions of Law is hereby partitioned into two tracts,
described on Exhibit "A" attached hereto. Tract 1 is awarded to Petitioner/Wife; Tract 2 is awarded
to Respondent/Husband.

See Page 7 for full legal description

1.3 Money Judgment Summary:

☒ Does not apply. ☐ Judgment Summary is set forth below.

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Attorney-at-Law

WSBA # 3538

P.O. Box 421

Bingen, WA 98605

(509) 493-2772

End of Summaries

II. Basis

Findings of Fact and Conclusions of Law have been entered in this case.

III. Decree

It Is Decreed that:

3.1 Status of the Marriage

☒ The marriage of the parties is dissolved.

3.2 Property to be Awarded the Husband

☐ The husband is awarded as his separate property the property set forth in Exhibit _____. This exhibit is attached or filed and incorporated by reference as part of this decree.

☐ The husband is awarded as his separate property the property set forth in the separation contract or prenuptial agreement executed by the parties on _____ [date]. The separation contract or prenuptial agreement is incorporated by reference as part of this Decree. The prenuptial agreement or, pursuant to RCW 26.09.070(5), the separation contract ☐ is ☐ is not filed with the court.

☒ The husband is awarded as his separate property the following property (list real estate, furniture, vehicles, pensions, insurance, bank accounts, etc.):

Real property in Skamania County, Washington, described as Tract 2 on Exhibit "A"/Page 7 attached hereto;

2006 Ford Ranger;

2005 Toyota Corolla;

Bank accounts in his name;

Retirement accounts/benefits in his name;

Personal property in his possession.

☒ Other: Real Property. This section is amended to clarify that the partition specified in the Real Property Summary is a land division made by court order; a true act of involuntary alienation adverse to the Petitioner's position at trial. The parties are awarded, as their separate property, the respective parcels as described in Exhibit "A" and as verified and depicted by survey of record in Skamania County Auditor's file Auditor's File No. 2008170037, a copy of which is attached hereto as Exhibit "B" and incorporated herein as though fully set forth.

3.3 Property to be Awarded to the Wife

- ☐ The wife is awarded as her separate property the property set forth in Exhibit _____. This exhibit is attached or filed and incorporated by reference as part of this decree.
- ☐ The wife is awarded as her separate property the property set forth in the separation contract or prenuptial agreement referenced above.
- ☒ The wife is awarded as her separate property the following property (list real estate, furniture, vehicles, pensions, insurance, bank accounts, etc.):

Real property in Skamania County, Washington, described as Tract 1 on Exhibit "A"/Page 7 attached hereto;
 2003 Chevrolet Cavalier;
 Bank accounts in her name;
 Retirement accounts/benefits in her name;
 Personal property in his possession.

- ☒ Other: Real Property. This section is amended to clarify that the partition specified in the Real Property Summary is a land division made by court order; a true act of involuntary alienation adverse to the Petitioner's position at trial. The parties are awarded, as their separate property, the respective parcels as described in Exhibit "A" and as verified and depicted by survey of record in Skamania County Auditor's file Auditor's File No. 2008170037, a copy of which is attached hereto as Exhibit "B" and incorporated herein as though fully set forth.

3.4 Liabilities to be Paid by the Husband

- ☐ Does not apply.
- ☐ The husband shall pay the community or separate liabilities set forth in Exhibit _____. This exhibit is attached or filed and incorporated by reference as part of this decree.
- ☐ The husband shall pay the community or separate liabilities as set forth in the separation contract or prenuptial agreement referenced above.
- ☒ The husband shall pay the following community or separate liabilities:

<u>Creditor</u>	<u>Amount</u>
Washington Mutual (1 st deed of trust)	6/17 of the principal balance as of the date of the Decree, paid in regular monthly installments
U.S. Bank (2 nd deed of trust)	6/17 of the principal balance as of the date of the Decree, paid in regular monthly installments
<input type="checkbox"/> Other:	

Unless otherwise provided herein, the husband shall pay all liabilities incurred by him since the date of separation.

3.5 Liabilities to be Paid by the Wife

- ☐ Does not apply.
- ☐ The wife shall pay the community or separate liabilities set forth in Exhibit _____. This exhibit is attached or filed and incorporated by reference as part of this decree.
- ☐ The wife shall pay the community or separate liabilities as set forth in the separation contract or prenuptial agreement referenced above.
- ☒ The wife shall pay the following community or separate liabilities:

<u>Creditor</u>	<u>Amount</u>
Washington Mutual (1 st deed of trust)	11/17 of the principal balance as of the date of the Decree, paid in regular monthly installments
U.S. Bank (2 nd deed of trust)	11/17 of the principal balance as of the date of the Decree, paid in regular monthly installments
Chase credit card	5,000.00
US Agencies Credit Union	8,000.00
United Services	18,000.00
USAA car loan	3,223.00

☐ Other:

Unless otherwise provided herein, the wife shall pay all liabilities incurred by her since the date of separation.

3.6 Hold Harmless Provision

- ☒ Each party shall hold the other party harmless from any collection action relating to separate or community liabilities set forth above, including reasonable attorney's fees and costs incurred in defending against any attempts to collect an obligation of the other party.
- ☒ Other: If either the husband or the wife fails to pay his or her proportional share of the obligations secured by the two deeds of trust listed above against the real estate herein partitioned and awarded to each of them, and the other spouse is required to pay said obligation to keep the property from going into default or foreclosure, then the nondefaulting spouse shall be indemnified by the defaulting spouse for all costs paid by

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the nondefaulting spouse to cure said default and to prevent foreclosure, to include, but not be limited to, the nondefaulting spouse's reasonable attorney's fees.

3.7 Maintenance

☒ Does not apply.

3.8 Continuing Restraining Order

☒ Does not apply.

3.9 Protection Order

☒ Does not apply.

3.10 Jurisdiction Over the Children

☒ Does not apply because there are no dependent children.

3.11 Parenting Plan

☒ Does not apply.

3.12 Child Support

☒ Does not apply.

3.13 Attorney Fees, Other Professional Fees and Costs

☒ Does not apply.

3.14 Name Changes

☒ Does not apply.

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3.15 **Other** The restraining order filed in the Temporary Order in this matter is hereby vacated.

This Amended Decree amends paragraphs 3.2 and 3.3 to confirm that the property partition herein is a division of land made by court order, which creates separate property interests in individual parcels (not a shared interest in ownership, such as tenants in common), and to reference and confirm the survey recorded at Auditor's File No. 2008170037 (copy attached hereto as Exhibit "B") as the true and correct depiction of the parcels.

Dated: August 14, 2008.


Judge Commissioner


Brian Altman

Petitioner or petitioner's lawyer:

A signature below is actual notice of this order.

Respondent or respondent's lawyer:

A signature below is actual notice of this order.

☒ Presented by:


☒ Approved for entry:

☐ Notice for presentation waived:

☐ Presented by:

☒ Approved for entry:

☒ Notice for presentation waived:


Robert D. Weisfield, WSBA #3538
Attorney for Respondent

8/6/08

Date


Karla J. Talent, Petitioner
Pro Se

8/6/08

Date

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EXHIBIT "A"
TALENT/KOESTLER PARTITION
Tax Parcel No. 02070200060500

Tract 1, awarded to KARLA J. TALENT:

Beginning at the West quarter corner of Section 2, Township 2 North, Range 7 East, of the Willamette Meridian, in the County of Skamania and State of Washington; thence South 88° 58' 40" East 274.39 feet to intersect the Southern edge of the B.P.A. right of way, being the true point of beginning; thence South 88° 58' 40" East 75.61 feet; thence South 65° 45' 04" East 745.36 feet; thence North 36° 35' 39" East 408.81 feet; thence North 62° 35' 19" West 189.60 feet; thence North 37° 48' 16" East 240.13 feet; thence North 65° 46' 40" West 582.51 feet to intersect the South right of way line of the B.P.A. power line; thence South 40° 21' 00" West 698.60 feet to the true point of beginning. 11 acres more or less.

TOGETHER with an easement for ingress and egress over and across the existing private roadway commencing on the Northwest side of the above described tract at the end of the road known as the "East View Road," provided that the grantees, their heirs and assigns, share in the cost of maintenance of said road.

Tract 2, awarded to JOHN D. KOESTLER:

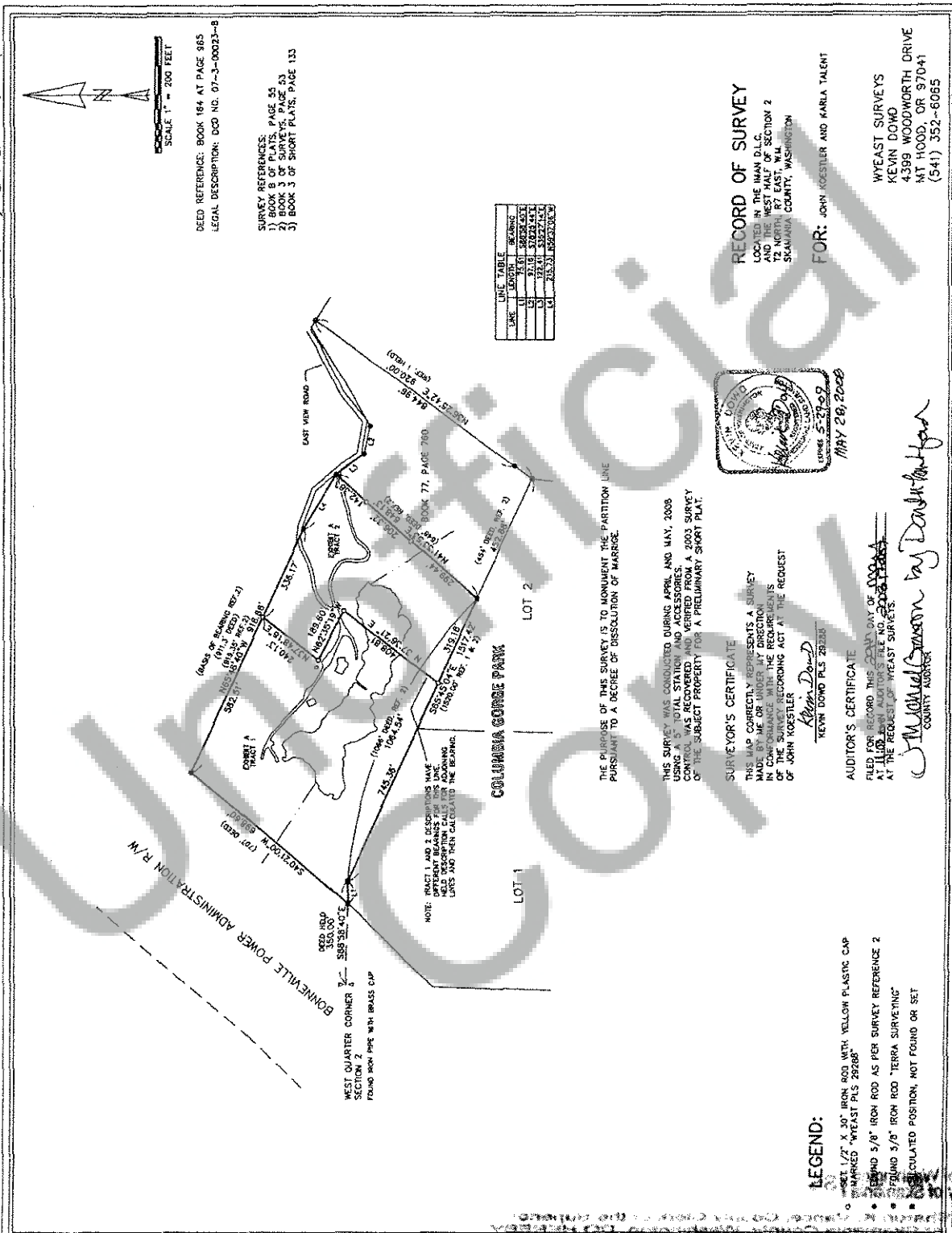
Beginning at the West quarter corner of Section 2, Township 2 North, Range 7 East, of the Willamette Meridian, in the County of Skamania and State of Washington; thence South 88° 58' 40" East 350.00 feet; thence South 65° 45' 04" East 745.36 feet, being the true point of beginning; thence South 65° 45' 04" East 319.18 feet; thence North 41° 33' 53" East 648.13 feet; thence North 59° 37' 06" West 215.73 feet; thence North 65° 46' 40" West 336.17 feet; thence South 37° 48' 16" West 240.13 feet; thence South 62° 35' 19" East 189.60 feet; thence South 38° 17' 25" West 408.81 feet to the true point of beginning. 6 acres more or less.

TOGETHER with an easement for ingress and egress over and across the existing private roadway commencing on the Northwest side of the above described tract at the end of the road known as the "East View Road," provided that the grantees, their heirs and assigns, share in the cost of maintenance of said road.

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EXHIBIT "B"



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Unofficial
Copy

State of Washington } SS
County of Skamania }

I Sharon K. Vance, County Clerk of the Superior Court of Skamania County, Washington, DO HEREBY CERTIFY that this instrument, consisting of page(s), is a true and correct copy of the original now on file and of record in my office and, as County Clerk, I am the legal custodian thereof.

Signed and sealed at Stevenson, Washington
this date August 14, 2008 Sharon K. Vance
Sharon K. Vance County Clerk

[Signature] Deputy