

SCHEDULE L
(Form 1040A or 1040)

Department of the Treasury
Internal Revenue Service (99)

Standard Deduction for Certain Filers

▶ Attach to Form 1040A or 1040.

▶ See instructions.

OMB No. 1545-0074

2009

Attachment
Sequence No. **57**

Name(s) shown on return

RANDY C SCHUMOCK

Your social security number

Caution! File this form **only** if you are increasing your standard deduction by certain state or local real estate taxes, new motor vehicle taxes, or a net disaster loss.

1 Enter the amount shown below for your filing status.			
• Single or married filing separately — \$5,700	}	1	8,350.
• Married filing jointly or Qualifying widow(er) — \$11,400			
• Head of household — \$8,350			
2 Can you (or your spouse if filing jointly) be claimed as a dependent on someone else's return?			
<input checked="" type="checkbox"/> No. Enter the amount from line 1 on line 4, skip line 3, and go to line 5.			
<input type="checkbox"/> Yes. Go to line 3.			
3 Is your earned income more than \$650 (see instructions)?			
<input type="checkbox"/> Yes. Add \$300 to your earned income. Enter the total		3	
<input type="checkbox"/> No. Enter \$950			
4 Enter the smaller of line 1 or line 3.		4	8,350.
5 Multiply the number on Form 1040, line 39a, or Form 1040A, line 23a, by \$1,100 (\$1,400 if single or head of household). If blank, enter -0-		5	0.
6 Form 1040 filers only, enter any net disaster loss from Form 4684, line 18		6	
7 Enter the state and local real estate taxes you paid. Do not include foreign real estate taxes (see instructions).		7	811.
8 Enter \$500 (\$1,000 if married filing jointly)		8	500.
9 Enter the smaller of line 7 or line 8.		9	500.
10 Did you (or your spouse if filing jointly) pay any state or local sales or excise taxes in 2009 for the purchase of a new motor vehicle after February 16, 2009 (see instructions)?			
<input checked="" type="checkbox"/> No. Skip lines 10 through 19, enter -0- on line 20, and go to line 21.			
<input type="checkbox"/> Yes. If Form 1040, line 38, or Form 1040A, line 22, is less than \$135,000 (\$250,000 if married filing jointly), enter the amount of these taxes paid. Otherwise, skip lines 10 through 19, enter -0- on line 20, and go to line 21.		10	
11 Enter the purchase price (before taxes) of the new motor vehicle(s) (see instructions).		11	
12 Is the amount on line 11 more than \$49,500?			
<input type="checkbox"/> No. Enter the amount from line 10.			
<input type="checkbox"/> Yes. Figure the portion of the tax from line 10 that is attributable to the first \$49,500 of the purchase price of each new motor vehicle (see instructions).		12	
13 Enter the amount from Form 1040, line 38, or Form 1040A, line 22		13	
14 Form 1040 filers only, enter the total of any —			
• Amounts from Form 2555, lines 45 and 50; Form 2555-EZ, line 18; and Form 4563, line 15, and		14	
• Exclusion of income from Puerto Rico		15	
15 Add lines 13 and 14		16	
16 Enter \$125,000 (\$250,000 if married filing jointly).		17	
17 Is the amount on line 15 more than the amount on line 16?			
<input type="checkbox"/> No. Skip lines 17 through 19, enter the amount from line 12 on line 20, and go to line 21.		17	
<input type="checkbox"/> Yes. Subtract line 16 from line 15.		18	
18 Divide line 17 by \$10,000. Enter the result as a decimal (rounded to at least three places). If the result is 1.000 or more, enter 1.000.		19	
19 Multiply line 12 by line 18.		20	0.
20 Subtract line 19 from line 12.		21	8,850.
21 Add lines 4, 5, 6, 9, and 20. Enter the total here and on Form 1040, line 40a, or Form 1040A, line 24a. Also check the box on Form 1040, line 40b, or Form 1040A, line 24b.			

BAA For Paperwork Reduction Act Notice, see Form 1040A or 1040 instructions.

Schedule L (Form 1040A or 1040) 2009

Form **4562**Department of the Treasury
Internal Revenue Service (99)**Depreciation and Amortization**
(Including Information on Listed Property)

▶ See separate instructions. ▶ Attach to your tax return.

OMB No. 1545-0172

2009Attachment
Sequence No. **67**

Name(s) shown on return

RANDY C SCHUMOCK

Identifying number

76

Business or activity to which this form relates

SCHEDULE E (RENTAL) - WOODTREE APARTMENTS

Part I Election To Expense Certain Property Under Section 179

Note: If you have any listed property, complete Part V before you complete Part I.

1	Maximum amount. See the instructions for a higher limit for certain businesses.	1	\$250,000.
2	Total cost of section 179 property placed in service (see instructions).	2	
3	Threshold cost of section 179 property before reduction in limitation (see instructions).	3	\$800,000.
4	Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4	
5	Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions.	5	
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7	Listed property. Enter the amount from line 29	7	
8	Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7.	8	
9	Tentative deduction. Enter the smaller of line 5 or line 8.	9	
10	Carryover of disallowed deduction from line 13 of your 2008 Form 4562.	10	
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5 (see instrs).	11	
12	Section 179 expense deduction. Add lines 9 and 10, but do not enter more than line 11.	12	
13	Carryover of disallowed deduction to 2010. Add lines 9 and 10, less line 12.	13	

Note: Do not use Part II or Part III below for listed property. Instead, use Part V.

Part II Special Depreciation Allowance and Other Depreciation (Do not include listed property.) (See instructions.)

14	Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year (see instructions).	14	
15	Property subject to section 168(f)(1) election.	15	
16	Other depreciation (including ACRS).	16	

Part III MACRS Depreciation (Do not include listed property.) (See instructions.)**Section A**

17	MACRS deductions for assets placed in service in tax years beginning before 2009.	17	14,260.
18	If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here.		

Section B - Assets Placed in Service During 2009 Tax Year Using the General Depreciation System

(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only - see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
19a 3-year property.						
b 5-year property.						
c 7-year property.						
d 10-year property.						
e 15-year property.						
f 20-year property.						
g 25-year property.			25 yrs		S/L	
h Residential rental property.			27.5 yrs	MM	S/L	
i Nonresidential real property.			27.5 yrs	MM	S/L	
			39 yrs	MM	S/L	

Section C - Assets Placed in Service During 2009 Tax Year Using the Alternative Depreciation System

20a Class life.					S/L	
b 12-year.			12 yrs		S/L	
c 40-year.			40 yrs	MM	S/L	

Part IV Summary (See instructions.)

21	Listed property. Enter amount from line 28.	21	
22	Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations - see instructions.	22	14,260.
23	For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs.	23	

Depreciation and Amortization
(Including Information on Listed Property)

▶ See separate instructions. ▶ Attach to your tax return.

2009

Attachment
Sequence No. 67

Name(s) shown on return

RANDY C SCHUMOCK

Business or activity to which this form relates

SCHEDULE E (RENTAL) - 4 PLEX 6105-6133

Part I Election To Expense Certain Property Under Section 179

Note: If you have any listed property, complete Part V before you complete Part I.

1	Maximum amount. See the instructions for a higher limit for certain businesses	1	\$250,000.
2	Total cost of section 179 property placed in service (see instructions)	2	
3	Threshold cost of section 179 property before reduction in limitation (see instructions)	3	\$800,000.
4	Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4	
5	Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5	
6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost
7	Listed property. Enter the amount from line 29	7	
8	Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8	
9	Tentative deduction. Enter the smaller of line 5 or line 8	9	
10	Carryover of disallowed deduction from line 13 of your 2008 Form 4562	10	
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5 (see instrs)	11	
12	Section 179 expense deduction. Add lines 9 and 10, but do not enter more than line 11	12	
13	Carryover of disallowed deduction to 2010. Add lines 9 and 10, less line 12	13	

Note: Do not use Part II or Part III below for listed property. Instead, use Part V.

Part II Special Depreciation Allowance and Other Depreciation (Do not include listed property.) (See instructions.)

14	Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year (see instructions)	14	
15	Property subject to section 168(f)(1) election	15	
16	Other depreciation (including ACRS)	16	149.

Part III MACRS Depreciation (Do not include listed property.) (See instructions.)**Section A**

17	MACRS deductions for assets placed in service in tax years beginning before 2009	17	8,145.
18	If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here <input type="checkbox"/>		

Section B - Assets Placed in Service During 2009 Tax Year Using the General Depreciation System

(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only - see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
19a 3-year property						
b 5-year property						
c 7-year property						
d 10-year property						
e 15-year property						
f 20-year property						
g 25-year property			25 yrs		S/L	
h Residential rental property			27.5 yrs	MM	S/L	
i Nonresidential real property			27.5 yrs	MM	S/L	
			39 yrs	MM	S/L	

Section C - Assets Placed in Service During 2009 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs		S/L	
c 40-year			40 yrs	MM	S/L	

Part IV Summary (See instructions.)

21	Listed property. Enter amount from line 28	21	
22	Total. Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations - see instructions	22	8,294.
23	For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

SELF-EMPLOYMENT TAX

For office use only

Date received		
Payment		
1	2	3
If you have previously filed a return, indicate if:		Name change
		Address change
Social Security number (SSN)		
8476		
Federal employer identification number (FEIN)		
93-1272496		
Oregon business identification number (BIN)		
Telephone number		
503-781-9409		
<input type="checkbox"/> An extension has been filed		
<input type="checkbox"/> This is an amended return		
<input type="checkbox"/> Utility, telecommunications, or forest industry		

Fiscal Year Beginning:	Mo	Day	Year	Fiscal Year Ending:	Mo	Day	Year
			09				

Last name (if an individual filing)		First name and initial		Social Security number (SSN)	
SCHUMOCK		RANDY C		8476	
Partnership name (if a partnership filing)				Federal employer identification number (FEIN)	
				93-1272496	
Business address				Oregon business identification number (BIN)	
TIGARD, OREGON					
City		State	ZIP code	County	
				WASHINGTON	
Did you file Form TM for 2008?				<input type="checkbox"/> An extension has been filed	
<input checked="" type="checkbox"/> Yes				<input type="checkbox"/> This is an amended return	
<input type="checkbox"/> No (if No, give reason)				<input type="checkbox"/> Utility, telecommunications, or forest industry	

Include your payment with this return.

1	Self-employment earnings from federal Schedule SE or Partnership Form 1065	1	25,284.
2	Apportionment percentage	2	100.0000 %
3	Net self-employment earnings. Multiply line 1 by line 2	3	25,284.
4	Less: Exclusion. Not more than \$400 per taxpayer.	4	400.
5	Net earnings subject to transit district tax. Line 3 minus line 4.	5	24,884.
6	Net tax. Multiply the amount on line 5 by 0.006718.	6	167.
7	Prepayments.	7	
8	TAX TO PAY. Is line 6 more than line 7? If so, line 6 minus line 7.	8	167.
9	Penalty and interest for filing or paying late.	9	
10	Total amount due. Line 8 plus line 9.	10	167.
11	REFUND. Is line 7 more than line 6? If so, line 7 minus line 6.	11	

Individuals: Attach a copy of your federal Schedule SE. Business Activity: ☒ Sales ☐ Services ☐ Other:

Partnerships: Attach a schedule listing each partner's name, Social Security number, partnership earnings, and exclusion.

Apportioning? Attach a copy of TSE-AP. Extensions: Attach a copy of an extension form.

Under penalty of false swearing, I declare that the information in this return and any attachments is true, correct, and complete.		I authorize the Department of Revenue to discuss this return with this preparer.	
		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
SIGN HERE	Your signature	Signature of preparer other than taxpayer	License No.
	X	X	1561-C
	Address		Telephone No.
	P.A.X. & BOOKKEEPING SERVICE, INC 4800 SW GRIFFITH DR STE 103 BEAVERTON, OR 97005 503.646.9501		
		LIC#: 1561-C EIN: 20-2053732	

Do NOT attach your TM self-employment tax return to your Oregon income tax return, or any other form.

Make check or money order payable to:
Oregon Department of RevenueMail your return to: TMSE, Oregon Department of Revenue
PO Box 14003, Salem OR 97309-2502

SCHEDULE E

(Form 1040)

Department of the Treasury
Internal Revenue Service (99)

Supplemental Income and Loss

(From rental real estate, royalties, partnerships,
S corporations, estates, trusts, REMICs, etc)
▶ Attach to Form 1040, 1040NR, or Form 1041.
▶ See Instructions for Schedule E (Form 1040).

OMB No. 1545-0074

2009

Attachment
Sequence No. **13**

Name(s) shown on return

RANDY C SCHUMOCK

Social security number

476

Part I Income or Loss From Rental Real Estate and Royalties

Note. If you are in the business of renting personal property, use Schedule C or C-EZ (see instructions). If you are an individual, report farm rental income or loss from Form 4835 on page 2, line 40.

1 List the type and address of each rental real estate property:		2 For each rental real estate property listed on line 1, did you or your family use it during the tax year for personal purposes for more than the greater of: • 14 days, or • 10% of the total days rented at fair rental value? (See instructions.)			Yes	No
A	B	C				
WOODTREE APARTMENTS	WOODTREE APTS, ALLEN BLVD, BVTN, OR97005					X
4 PLEX 6105-6133	VALLEY AVE BEAVERTON, OREGON 97008					X
CEDAR MANOR APARTMENTS	CEDAR MANOR, SE 187TH, PORTLAND, OR97233					X
Income:		Properties			Totals (Add columns A, B, and C.)	
		A	B	C		
3 Rents received	3	90,552.	31,460.	86,162.	3	230,609.
4 Royalties received	4				4	
Expenses:						
5 Advertising	5			96.		
6 Auto and travel (see instructions)	6	296.	153.	491.		
7 Cleaning and maintenance	7					
8 Commissions	8					
9 Insurance	9	2,984.	1,562.	2,886.		
10 Legal and other professional fees	10			6,106.		
11 Management fees	11					
12 Mortgage interest paid to banks, etc (see instructions)	12	29,335.	14,844.	21,251.	12	84,909.
13 Other interest	13					
14 Repairs	14	1,412.	1,575.	15,914.		
15 Supplies	15	945.	1,346.	3,628.		
16 Taxes	16	10,499.	4,898.	6,623.		
17 Utilities	17	11,974.	3,561.	12,473.		
18 Other (list) ▶	18					
AMORTIZATION		93.	354.	23.		
CREDIT CHECKS		375.	175.	190.		
DEPOSIT REFUND IN INCOME		1,250.	818.			
GARDENING		3,402.	1,442.	3,829.		
LICENSE		105.		550.		
PLUMBING AND ELECTRICAL				2,190.		
19 Add lines 5 through 18	19	62,670.	30,728.	76,250.	19	203,557.
20 Depreciation expense or depletion (see instructions)	20	14,260.	8,294.	14,093.	20	44,572.
21 Total expenses. Add lines 19 and 20	21	76,930.	39,022.	90,343.		
22 Income or (loss) from rental real estate or royalty properties. Subtract line 21 from line 3 (rents) or line 4 (royalties). If the result is a (loss), see instructions to find out if you must file Form 6198	22	13,622.	-7,562.	-4,181.		
23 Deductible rental real estate loss. Caution. Your rental real estate loss on line 22 may be limited. See instructions to find out if you must file Form 8582. Real estate professionals must complete line 43 on page 2	23		-7,562.	-4,181.		
24 Income. Add positive amounts shown on line 22. Do not include any losses	24					13,622.
25 Losses. Add royalty losses from line 22 and rental real estate losses from line 23. Enter total losses here	25					-31,142.
26 Total rental real estate and royalty income or (loss). Combine lines 24 and 25. Enter the result here. If Parts II, III, IV, and line 40 on page 2 do not apply to you, also enter this amount on Form 1040, line 17, or Form 1040NR, line 18. Otherwise, include this amount in the total on line 41 on page 2	26					-17,520.
		NPA		1,879.		

SCHEDULE E

(Form 1040)

Department of the Treasury
Internal Revenue Service (99)

Name(s) shown on return

RANDY C SCHUMOCK

Supplemental Income and Loss

(From rental real estate, royalties, partnerships,
S corporations, estates, trusts, REMICs, etc)

- ▶ Attach to Form 1040, 1040NR, or Form 1041.
- ▶ See Instructions for Schedule E (Form 1040).

OMB No. 1545-0074

2009

Attachment
Sequence No. **13**

Your social security number

0416

Part I Income or Loss From Rental Real Estate and Royalties

Note. If you are in the business of renting personal property, use Schedule C or C-EZ (see instructions). If you are an individual, report farm rental income or loss from Form 4835 on page 2, line 40.

1	List the type and address of each rental real estate property :	2	For each rental real estate property listed on line 1, did you or your family use it during the tax year for personal purposes for more than the greater of: • 14 days, or • 10% of the total days rented at fair rental value? (See instructions.)	Yes	No
A	SE 187TH RESIDENCE 724 SE 187TH AVE PORTLAND, OR 97233				X
B	CANYON DRIVE 7235 SW CANYON DR, PORTLAND, OR 97225				X
C					

Income:		Properties			Totals
		A	B	C	(Add columns A, B, and C.)
3	Rents received	8,095.	14,340.		
4	Royalties received				
5	Advertising	61.			
6	Auto and travel (see instructions)	83.			
7	Cleaning and maintenance				
8	Commissions				
9	Insurance	257.	481.		
10	Legal and other professional fees				
11	Management fees	1,381.			
12	Mortgage interest paid to banks, etc (see instructions)	8,102.	11,377.		
13	Other interest				
14	Repairs	737.	1,557.		
15	Supplies		1,502.		
16	Taxes	1,526.	2,085.		
17	Utilities	836.	1,097.		
18	Other (list) ▶ AMORTIZATION CREDIT CHECKS GARDENING PLUMBING AND ELECTRICAL	215. 152. 470.	124. 1,146.		
19	Add lines 5 through 18	13,820.	20,089.		
20	Depreciation expense or depletion (see instructions)	2,000.	5,925.		
21	Total expenses. Add lines 19 and 20	15,820.	26,014.		
22	Income or (loss) from rental real estate or royalty properties. Subtract line 21 from line 3 (rents) or line 4 (royalties). If the result is a (loss), see instructions to find out if you must file Form 6198	-7,725.	-11,674.		
23	Deductible rental real estate loss. Caution. Your rental real estate loss on line 22 may be limited. See instructions to find out if you must file Form 8582. Real estate professionals must complete line 43 on page 2	-7,725.	-11,674.		
24	Income. Add positive amounts shown on line 22. Do not include any losses				
25	Losses. Add royalty losses from line 22 and rental real estate losses from line 23. Enter total losses here				
26	Total rental real estate and royalty income or (loss). Combine lines 24 and 25. Enter the result here. If Parts II, III, IV, and line 40 on page 2 do not apply to you, also enter this amount on Form 1040, line 17, or Form 1040NR, line 18. Otherwise, include this amount in the total on line 41 on page 2			NPA	1,879.

1 Unless otherwise permitted in this document, the insured shall not borrow money from
2 the insurance policy. Pursuant to ORS 107.820(6), the insured shall provide the other party with
3 a true copy of the insurance policy(ies) described above and shall immediately provide written
4 notice of any action that will reduce the death benefit(s) or change the designation of the
5 beneficiaries under the policy.

6 Pursuant to ORS 107.820(6) mother shall cause a certified copy of the Judgment
7 dissolving the parties' marriage to be delivered to the applicable life insurance company or
8 companies requesting notification when premium payments have not been made or the insured
9 takes any action that will change the beneficiary or reduce the death benefit(s) payable under the
10 policy. The company or companies shall notify mother whenever a premium payment has not
11 been made or the insured takes any action that will change the beneficiary or reduce the benefits
12 of the policy. In the event the insured violates these insurance provisions, a constructive trust
13 shall be imposed over the insured's estate as well as the proceeds all insurance owned by the
14 insured at the time of the insured's death to secure payment of this insurance obligation.

15 11. *Spousal Support*. Each party waives the right to receive spousal support from the
16 other.

17 12. *Real Property Awarded to Father*. The court hereby conveys and awards to father
18 the following parcels of real property, free and clear of any interest of mother:

19 A. Wood Tree 12-plex which property is legally described on Exhibit 2 attached
20 hereto and hereby incorporated by reference;

21 B. Four-plex located at 6105-6133 SW Valley Ave., Beaverton, Oregon, which
22 property is legally described as follows:

23 Lot 34, CHANNING HEIGHTS, in the City of Beaverton, County of Washington
24 and State of Oregon.

25 C. Duplex at 7235-7237 SW Canyon Drive, Portland, Oregon, which property is
26 legally described as follows:

Parcel(s) 1, PARTITION PLAT 1995-107, County of Washington, State of Oregon. Together with easement for access over Parcel 2, as shown on the plat.

D. Cedar Manor 12-plex located at 746 SE 187th, Portland, Oregon, which property is legally described as follows:

Lot 1, Block 4, EXCEPT the North 60 feet of the West 117 feet thereof, ZELLER, in the City of Gresham, County of Multnomah and State of Oregon.

E. Gresham rental home located at 724 SE 187th, Portland, Oregon which property is legally described as follows:

The North 60 feet of the West 117 feet of Lot 1, Block 4, ZELLER, in the City of Gresham, County of Multnomah, State of Oregon.

The foregoing award of properties is subject to all debts and encumbrances owing against the properties. The award of properties includes all fixtures, improvements and personal property at each location. Father shall assume and pay and hold mother harmless from all such debts and encumbrances associated with the properties.

Father shall use good faith and best efforts in order to secure a release of mother's name from debts and encumbrances associated with the foregoing properties within ten years provided he is able to do so at reasonable interest rates and terms.

13. **Real Property Awarded to Mother.** The court hereby conveys and awards to mother the home and real property located at 4465 SW Crestwood Drive, Portland, Oregon, which property is legally described as follows:

Lot 7, Block 2, BRENTWOOD PARK, Washington County, Oregon.

This conveyance is subject to the existing encumbrances owing against the property which mother shall assume and pay and hold father harmless from. This award of property includes all fixtures, improvements and personal property at the location except as otherwise indicated in this judgment.

1 furnishings located at the family home awarded to mother except for the items
2 specifically awarded to father in the next section of this judgment.

3 ii. The following items from the garage at the family home: TV, all
4 personal items, ping pong table, foos ball table, outdoor Christmas decorations for
5 the family home and Christmas tree decorations that do not belong to father's
6 family, lawnmower and some of the lawn and gardening tools.

7 iii. 2003 Toyota Highlander automobile.

8 iv. Note payable from Jack Stevens/White River Ranch with a current
9 balance of approximately \$50,000 plus accrued interest of \$4,125.

10 v. \$100,000 ("the payment") to be paid by cashier's check by father within
11 seven days of the date he signs this stipulated judgment. The payment is a
12 condition precedent to this settlement. The payment shall be held by mother's
13 attorney, Paul DeBast, and the judgment shall be submitted to the court
14 immediately upon receipt of the payment by attorney DeBast. As soon as a judge
15 has signed this judgment the payment shall be distributed to mother by attorney
16 DeBast. Father plans to obtain the payment of this sum via a loan from his
17 parents which will be secured by a first mortgage against the Valley Avenue four
18 plex.

19 **B. To Father:**

20 i. Father's own clothing, jewelry and personal belongings, together with
21 one-half of family photo albums and such portion of the parties' household goods
22 and furnishings as are in father's possession as of the date this stipulated judgment
23 is signed by the parties.

24 ii. All of the contents of the garage with the exception of the items
25 awarded to mother above plus the following items from the home: All personal
26 items; the following bedroom furniture: bed, bedside table, TV chest, TV and

1 blanket chest; the following office furniture: desk and cabinet; the table and TV
2 from the family room.

3 iii. The remaining balance in the following accounts as of the date father
4 moves out of the family home:

<u>Account</u>	<u>Approximate Balance</u>
Columbia Management account #xxx6003	\$1,500
OnPoint, member #xxx5600	2,500
WMU checking, acct #xxx7499	10,000
US Bank business account, #xxx5878	4,000
MSA account, USAA account #xxx5878 (after transferring \$4,300 of said funds to mother's MSA account)	8,040

11 iv. 2001 Malibu LX1 ski boat and 2001 Chevy Tahoe vehicle.

12 v. Ownership and cash value of approximately \$7,000 in Farmers New
13 World Life Co. policy # 0045214570; real estate sales account in escrow of
14 \$4,000; C & R rental account (not including tenant deposits) of \$3,000.

15 16. *Mother's Right to Use Father's Credit.* The parties have a \$125,000 home equity
16 line of credit secured by the home which is being awarded to mother. The parties shall maintain
17 the line rather than close it. Mother will be entitled to draw on the line of credit as necessary to
18 meet her financial needs provided that she shall assume and pay in a timely manner any
19 indebtedness incurred on the credit line and hold father harmless therefrom.

20 17. *Children's Accounts.* The children's MFS 529 college savings plans and WMU
21 savings accounts will remain in the children's names. Father's name will remain on the accounts
22 as overseer. Father shall provide mother with annual year end reports reflecting the current
23 balances in the accounts. The parties shall confer and agree on any expenditures to be made from
24 the accounts in advance of distribution.
25
26

1 18. *Liabilities.* The parties pay their monthly bills in full each month. The following
2 allocation is made of their liabilities.

3 A. *Credit Cards and Credit Lines.* The parties have the following credit cards
4 and credit lines with zero balances:

<i>Credit Card/Credit Line</i>	<i>Balance</i>
Nordstrom	-0-
Chase Visa	-0-
Washington Mutual Credit Line	-0-

5
6
7
8 Each party shall assume and pay any extraordinary purchases the party makes on a card
9 or credit line since the last month's bill was paid on the card or credit line through December 1,
10 2008. Each party shall assume and pay the debts incurred by that party after the date this
11 Judgment is signed and hold the other party harmless therefrom.
12

13 B. *Long Term Liabilities.* The parties also have long term liabilities in the form
14 of mortgages and deeds of trust on their properties. These liabilities shall be paid by the
15 party whose names appears adjacent to the liability and that party shall hold the other
16 party harmless therefrom:

<i>Property</i>	<i>Approximate Balance</i>	<i>Responsible Party</i>
Crestwood Drive home	\$300,000	Mother
Wood Tree Apartments	\$493,000	Father
Valley Avenue 4 Plex	\$118,000	Father
Canyon Duplex	\$284,000	Father
Cedar Manor Apartments	\$323,000	Father
187th rental home	\$150,000	Father

17
18
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24 19. *Supplemental Judgment on Account of Debt.* In addition to any other remedy which
25 may be available, each party shall have the right to obtain a supplemental judgment and money
26

1 graduation, then child support shall continue to be payable during the summer months
2 while the child is a "child attending school" within the meaning of Oregon law.

3 **MONEY AWARD**

(Contains a Provision Regarding Child Support)

4 1. Judgment Creditor: Marci L. Schumock, 4465 SW Crestwood Drive, Portland OR 97225

5 2. Attorney for Judgment Creditor: Paul J. DeBast, DeBast, McFarland & Richardson LLP,
6 9600 Building, 9600 SW Barnes Rd., Ste. 325, Portland OR 97225; Phone:
(503)297-9600

7 3. Judgment Debtor: Randolph Schumock, 4465 SW Crestwood Drive, Portland OR 97225;
8 DOB: 12/2/59

9 4. Attorney for Judgment Debtor: N/A

10 5. Joint Children: Katherine L. Schumock, born April 4, 1992
Claire E. Schumock, born May 29, 1995

11 6. **Child Support Judgment Amount:**

- 12 a. Total amount child support: \$750
13 b. Number of children: Two
14 c. Beginning date for child support payments: December 1, 2008
15 d. Ending date of child support payments: Age of majority or child attending
16 school per ORS 107.108(4),
17 whichever date or event last
18 occurs. Child support will be
recalculated when daughter Katie
ceases to be entitled to child
support.

19 7. Pre-judgment interest: N/A

20 8. Attorney fees (to be determined under ORCP 68C): N/A

21 9. Costs (to be determined under ORCP 68C): N/A

22 10. Post-judgment interest: Legal rate.

23 DATED this 11 day of Dec, 2008.

24 151 Kirsten Thompson
25 JUDGE
26

///

2011 FEB 25 PM 4:37

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

In the Matter of the Marriage of:

MARCI LINN SCHUMOCK,

Petitioner,

and

RANDOLPH CHARLES SCHUMOCK,

Respondent.

Case No. C084258DRA

MOTHER'S MEMORANDUM FOR
2/7/11 HEARING

DESCRIPTION OF THE CASE

This is a child support modification appeal initiated by respondent ("father").

Father is seeking to lower the \$750 per month in child support he agreed to pay when the parties divorced in 2008. Petitioner ("mother") is resisting father's attempt because he continues to enjoy a great lifestyle while owning five investment buildings and taking the children on expensive trips in 2011 to Hawaii and the Bahamas.

BACKGROUND INFORMATION

The parties are both age 51 and in good health. They were married for 18 years and have two children, namely Katie, age 18, and Claire, age 15. Katie is attending Hillsdale College in Michigan at a cost of about \$30,000 per year. She receives loans

1 and scholarships totaling about that same amount. Mother is covering many of her
2 incidental and travel expenses not covered by scholarship and school loans.

3 When the parties divorced in 2008, mother had been a homemaker for 12 years.
4 Father had been a successful realtor. His historical earnings are summarized below:

5 2005 \$134,521

6 2006 \$115,360

7 2007 \$53,800

8
9 Using his real estate knowledge, father acquired a total of five properties in the form of
10 apartment buildings and duplexes. He used accelerated depreciation methods to reduce
11 his income from those properties. When the parties divorced, wife was awarded the
12 family home and savings and father was awarded all of the buildings. After the divorce,
13 mother went back to work as was forecast in the divorce decree. She now works for
14 Columbia Sportswear where she earns about \$4,611 per month and has interest income
15 of approximately \$375 per month.
16
17

18 After father experienced a downturn in the real estate business, he attempted to
19 greatly reduce his child support obligation. He filed a request for a modification with the
20 State of Oregon and a contested hearing was held before an administrative law judge.
21

22 The judge made the following findings:

23 ///

24 ///

25 ///

26 ///

Page 2 – MOTHER'S MEMORANDUM FOR 2/7/11 HEARING

Marci Schumock
4465 SW Crestwood Dr.
Portland OR 97225
(503) 292-8600 (home) (503) 860-7426 (cell)

1
2 *Income Findings:*

3	Real estate income	Annual	Monthly
4		\$21,774	\$1,814.50
5			
6	Rental income (not counting depreciation)	\$27,052	\$2,254.33
7			
8	Painting income	<u>\$ 3,200</u>	<u>\$ 267.00</u>
9	TOTAL	\$52,026	\$4,335.83

10 The judge found mother's income to be \$5,369 per month.

11 ORS 137-050-0715(2) sets forth the rule regarding income from self-employment
12 as follows:
13

14 "(2) 'Actual income' means all earnings and income from any source, except as
15 provided in section (4). Actual income includes but is not limited to:

16 * * *

17 (e) Income from self-employment, rent, royalties, proprietorship of a business, or
18 joint ownership of a partnership or closely held corporation, minus costs of good
19 sold, minus ordinary and necessary expenses required for self-employment or
20 business operation. Specifically excluded from ordinary and necessary expenses
21 are amounts allowable by the Internal Revenue Service for the accelerated
22 component of depreciation expenses, investment tax credits, or any other
23 business expenses determined by the fact finder to be inappropriate or excessive
24 for determining gross income."

25 *Parenting Plan Findings.* The parenting plan described in the divorce judgment
26 guarantees father 80 overnights per year, which is 22% of the time. Father is trying to
raise his contact time with the children to over 25% so that he can obtain a credit. He
cannot support that amount of time with Katie who is away at college. He is claiming to

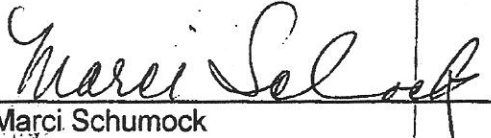
Page 3 – MOTHER'S MEMORANDUM FOR 2/7/11 HEARING

Marci Schumock
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1 have that much time with Claire, but the only way he can do it is by adding to his normal
2 parenting time two specially planned trips which he has planned for 2011 in the form of a
3 trip to Hawaii in January and another trip to the Bahamas later in the year. Mother
4 needs his financial support for the girls and does not intend to voluntarily raise his
5 overnights for Claire beyond the 80 he is entitled to because she cannot afford to take
6 the reduction in support he contributes.
7

8 The administrative law judge agreed with mother and found that father should not
9 receive a parenting credit and should pay \$649 per month in total child support plus
10 cash medical support of \$164. Father filed a motion for reconsideration of this ruling and
11 the reconsideration was denied. Now he is seeking this hearing to again attempt to
12 lower his child support. Mother objects to the request. A copy of the original
13 administrative law decision and the ruling on reconsideration are attached.
14
15

16 Dated this third day of February, 2011.

17 
18 Marci Schumock
19
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Page 4 – MOTHER'S MEMORANDUM FOR 2/7/11 HEARING

Marci Schumock
4465 SW Crestwood Dr.
Portland OR 97225
(503) 292-8600 (home) (503) 860-7426 (cell)

2011 MAR 30 PM 2:17

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

IN THE MATTER OF THE MARRIAGE OF

MARCI L. SCHUMOCK,

Petitioner,

and

RANDOLPH C. SCHUMOCK,

Respondent.

No. C084258DRA

SUPPLEMENTAL JUDGMENT AND
MONEY AWARD FOR CHILD SUPPORT

A hearing was held before the Honorable Andrew R. Erwin on February 7, 2011. As a result of that hearing a supplemental judgment was signed by Judge Erwin on February 17, 2011, which contained findings and conclusions and called for the entry of a money award in the form appearing below.

NOW, THEREFORE, IT HEREBY ORDERED AND ADJUDGED AS FOLLOWS:

1. **Child Support.** Commencing April 1, 2011, and continuing on the first day of each month thereafter until further order of this court, respondent shall pay the sum of \$546 per month as child support as follows: (1) \$191 per month directly to the parties' daughter, Katherine, who is a "child attending school" until such time as she turns 21, or fails to qualify under ORS 107.108; and (2) \$191 per month to petitioner for child support for Claire. Child support for Claire shall continue so long as she is a minor. Pursuant to ORS 107.108 support payments for Claire shall continue beyond the period of minority if Claire is a "child attending school" within the meaning of Oregon law; but in all events, said payments shall

1 terminate upon the marriage, emancipation or the 21st birthday of Claire, whichever date or
2 event first occurs.

3 2. **Cash Medical Support.** Respondent shall pay \$164 per month to petitioner as cash
4 medical support so long as petitioner maintains health insurance for both Katherine and
5 Claire.

6 3. **Remittance of Support - No Wage Withholding.** ORS 25.378(1) requires that, in
7 most cases, support must be paid by income withholding from the payor's employer. The law
8 allows the court to grant an exception in certain circumstances. In this case, the parties have
9 agreed that, in lieu of wage withholding, child support shall be payable by payment to the
10 Department of Justice, Division of Child Support, 1495 Edgewater Street, NW, Ste. 120,
11 Salem, OR 97304-9905 (use this address if asking the State to provide full service - if only
12 asking for limited service, send to Oregon Department of Justice, Child Support Accounting
13 Unit, PO Box 14506, Salem, OR 97309.

14 The Court accepts this alternate payment method based upon the fact that it has been
15 represented to this court that: (a) there is no support arrearage in this case; (b) the payor has
16 not previously been granted an exemption from wage withholding; and (c) the parties have
17 agreed in writing to this alternative arrangement.

18 4. **Statutory Notices.** Oregon law requires that you receive the following notices:

19 a. **Change of Residence.** Pursuant to ORS 107.159, neither parent shall move
20 to a residence more than 60 miles further distant from the other parent without giving
21 the other parent reasonable notice of the change of residence and providing a copy
22 of such notice to the court.

23 b. **Notice Regarding Child Support and Visitation.** ORS 107.106(1) requires
24 that you receive the following notice:

25 The terms of child support and parenting time (visitation) are
26 designed for the child's benefit and not the parents' benefit. You must pay
support even if you are not receiving visitation. You must comply with
visitation orders even if you are not receiving child support.

Violation of child support orders and visitation orders is punishable
by fine, imprisonment or other penalties.

11. Judgment Creditor Attorney: N/A

12. Judgment Debtor: Randolph C. Schumock
7235 SW Canyon Drive
Portland, OR 97225
Year of birth: 1959
SS# xxx8476
Oregon Driver's License #xxx____

13. Judgment Debtor Attorney: N/A

14. Joint Children: Katherine Schumock, born April 4, 1992
Claire Schumock, born May 29, 1995

15. Child Support Judgment Amount for Creditor #2:

- a. Amount of child support: \$191
- b. Number of children: One
- c. Beginning date for payments: April 1, 2011.
- d. Cash Medical Support. \$164/mo commencing April 1, 2011 and continuing so long as mother maintains health insurance for both of the children
- e. Ending date of support payments: Support shall continue on the 1st day of each moth so long as Claire is a minor. Pursuant to ORS 107.108 support payments for Claire shall continue beyond her minority if she is a "child attending school" within the meaning of Oregon law; but in all events, said payments shall terminate upon her marriage, emancipation or 21st birthday, whichever date or event first occurs.

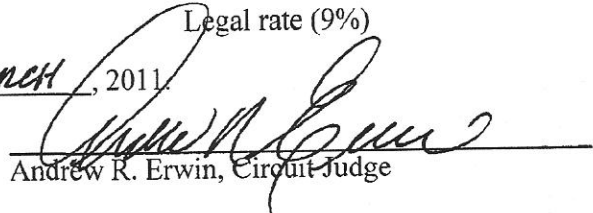
16. Pre-judgment interest: None

17. Attorney fees: None

18. Costs: None

19. Post-judgment interest: Legal rate (9%)

DATED this 30 day of March, 2011.


Andrew R. Erwin, Circuit Judge

Marci L. Schumock
4465 SW Crestwood Drive
Portland OR 97225
Phone: (503)860-7426

Randy Schumock

From: Randy Schumock [Schumock@comcast.net]
Sent: Sunday, April 04, 2010 9:15 PM
To: Marci Schumock
Subject: Easter and child tax credit

Hi Marci,

It was 12:50 and Jim Lommasson told me that people were getting hungry and they weren't going to wait any longer for Katie and Claire to start eating. James told me later that my mom was unhappy the girls were late. I was unhappy when I heard yesterday that Katie and Claire were just meeting me there after going to church at 11. Our celebration started at NOON. You knew it, the girls knew it, and you knew that they would be late if you went to church at 11. You go to church at 9 am almost every time on the Sunday's that you choose to go to church. You should have made sure they were there on time as they knew what time it started before any of you made plans for that day. I am disappointed in your decision that didn't allow them to get to my family's Easter celebration on time. I have been paying more than the State requires for child support for the last year and a half. This poor behavior has been your standard, not an isolated incident. If it continues to happen, I will have the court lower the child support to the State requirements.

You should be happy that you have an ex that pays child support in full on time, wants to be with the children, is a good role model, treats them well, has a good family to take them to on holidays and loves the kids as much as I do. Most divorced parents don't get that from their ex.

On Friday morning April 2nd I offered to pay you \$1000. to deduct Katie on my tax returns. You said you didn't pay taxes last year so there is a chance that it wouldn't cost you anything to let me use the exemption and you would have gotten \$1000. for letting me use Katie as a deduction. You stated after supposedly calling your tax preparer that you didn't want me to deduct Katie as you felt that might affect her applications for college. I asked you to call and find what it would cost you to let me claim Claire on my taxes and you refused to find out.

I don't know many people that wouldn't make a phone call to somebody that they hired to do work for them that could possibly result in getting \$1000. My friends and family don't understand that kind of behavior either. After listening for years to you and your family complain about paying taxes I am of course disappointed that you would want a lose, lose situation where you don't get money and I pay taxes when we could possibly have had a win, win situation where you get \$1000. and I save some money on my taxes. Your refusal to call is a really ugly decision and poor role modeling for our kids. Maybe you don't need the money but you could have given the money to the kids for their college.

I hereby am withdrawing my \$1000. offer and will go with the agreement that you and your lawyer drew up in our divorce decree. Please give me the figure as to what it would cost you to take Katie's exemption off your taxes. I will not pay for you to amend your return as I offered before as it is not my fault that you didn't contact me before you sent in your taxes and I contacted you well before the tax deadline. If you choose, I will take Claire as an exemption instead of Katie for the amount of money it would have cost me to purchase Katie's exemption. Please live up to our agreement and give me the figure from your CPA in writing by Thursday April 8th at 5pm or I will be forced to pursue my legal options.

I am disappointed in your recent actions as I have been with most of my communication with you during our years of marriage and the 16 months since. I hope you will be more fair and reasonable and be a good role model in that way for our kids in the future.

Randy

4/19/2010