

## Kristi Roberts Fraud | The Allegation

Approximately 1995, Kristi Roberts (then Kristi Naslund), using an old Kristi L. Johnson notary stamp, fraudulently notarized a forged Oregon bargain and sale deed (The Deed) (below and on page 4) to defraud Velda Stuart and Louis V. Dzankich of real property known as "The Farm." The 1995 Deed was forged – and recorded in 1996 – by Kristi's mother, Patricia Moffett Johnson. Knowledgeable third parties, listed below, can verify these allegations.

The fact that Kristi notarized The Deed is evidence of the fraud. In 1995 Kristi was a resident of California, was known as Kristi Naslund, and had not been known as Kristi Johnson for the better part of two decades. In the interim she was known as Kristi Williams. She was a legal secretary, married to an attorney (Robert Naslund, a former district attorney), had long worked in a law office, and knew ethics and rules of notarization in Oregon. She had been/was a notary. Kristi knew The Deed was a forgery, that there was a conflict of interest, and that notarization was inappropriate. The Deed's existence, I believe, was not known to Louis Dzankich. The Kristi L. Johnson notary stamp was not, I believe, known to Velda Stuart or her extended family (knowledgeable third parties). If the Deed was a legitimate transfer document, why was it notarized by a California resident, under a former former name, with a conflict of interest?

In this document Kristi Roberts is also referred to as Kristi L. Johnson, Kristi Williams, and Kristi Naslund. All parties are/were Oregon residents unless otherwise noted.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 15 day of May, 1995;

if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON SIGNING OR RECEIVING IT SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.530.

STATE OF OREGON, County of Lane

This instrument was acknowledged before me on May 15, 1995.

by L.V. DZANKICH

This instrument was acknowledged before me on May 15, 1995.

by L.V. DZANKICH

CRNA GORACO, INC.

CRNA GORACO, INC.

OFFICIAL SEAL  
KRISTI L. JOHNSON  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 40000000  
MY COMMISSION EXPIRES SEPT. 2, 1998

Kristi L. Johnson  
Notary Public for Oregon

My commission expires 9-2-98

Grantor's Name and Address  
PATRICIA JOHNSON  
22527 HWY 126, P.O. Box 405

State of Oregon  
County of Lane – ss.  
I, the County Clerk, in and for the said County, do hereby certify that the within instrument was received for record at

## **Parties | Knowledgeable Third Parties**

**Velda Stuart (“Grandma Cookie”), deceased, formerly known as Velda J. Moffett, individually, and as surviving spouse of John W. Moffett (also deceased), was a victim of the fraud. She was Patricia’s mother and Kristi’s grandmother. Velda filed a lis pendens against Louis V. Dzankich on November 14, 1994. I am not a lawyer and it is complicated, but I believe that Patricia recorded The Deed to quash Velda’s lawsuit against Louis. With Louis off title – and because Velda was not suing Patricia - the recording defacto granted title to Patricia.**

**Patricia Moffett Johnson, deceased, daughter of Velda Stuart; mother of Kristi Roberts; wife of Robert Johnson (also deceased); business partner and lover of Louis V. Dzankich; last known president of CRNA GORA CO., INC.**

**CRNA GORA CO., INC, former Oregon corporation, aka CNRA GORA CO., INC.**

**Louis V. Dzankich, deceased, owner of CRNA GORA CO., INC, business partner and lover of Patricia Moffett Johnson. I believe he lived on The Farm. Louis died January 25, 1997. Surviving issue is Kaya Nicole Dzankich.**

**Kristi Roberts, daughter of Patricia; granddaughter of Velda; second wife of Robert Naslund. Maiden name Kristi Lavern Johnson. Also, formerly known as Kristi Williams and Kristi Naslund. Last known secretary of CRNA GORA CO., INC. Currently a California real estate broker, DRE 01361308. Cell phone 951-252-7766. Has resided in California since July 1994.**

**Robert Naslund: former Lane County District Attorney; at times attorney for Velda Stuart; at times attorney for CRNA GORA CO INC; last known registered agent of CRNA GORA CO., INC.; at times attorney for Kristi L. Johnson. Robert Naslund was Kristi’s second husband until approximately June 1996. He would be a knowledgeable third party. Likely, he knew nothing about the fraud and may not even know he is the last known registered agent of CRNA GORA CO., INC. He and Kristi were separated and going through a divorce in and around 1995 and 1996.**

**Kaya Nicole Dzankich, daughter and surviving issue of Louis V. Dzankich – knowledgeable third party. Kaya knows about this allegation, has seen The Deed, and believes that her father’s signature was forged. She now lives in California.**

**Paula Johnson Goodspeed, sister of Kristi Roberts, and licensed DRE broker #01505490 – knowledgeable third party. Paula only recently knows about this allegation. She can speak to the suspicious transfer of The Farm to Patricia. Phone 760-662-4897.**

**Megan Green Johnson, wife of Tim Johnson (deceased; Kristi Roberts’s younger brother) – knowledgeable third party. Megan is a Realtor in Tennessee. She can speak to the suspicious transfer and notarization. Phone 931-334-1536.**

**Other knowledgeable parties may include Travis Moffett, Jason Moffett, Bernie Brown, and Eric Naslund.**

**The Farm**  
**Property Description | Map Lots 1505300000201, 1505300000700**

**PARCEL I**

**Beginning at a point 52.90 chains east of the northwest corner of Section 30, Township 15 south, Range 5 west, Willamette Meridian, and running east 33 feet, thence south 40.00 chains thence west 33 feet, thence north 40.00 chains to the place of the beginning, in Lane County, Oregon.**

**PARCEL II**

**The north one-half of the southeast quarter of Section Thirty, Township 15 south, Range Five west of Willamette Meridian, containing eighty acres, more or less, in the County of Lane and State of Oregon.**

**Tax Acct. No. 20576; 1292984; 20733**

# The Deed

FORM No. 723 - BARGAIN AND SALE DEED (Individual or Corporate)

9607528

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That LOUIE V. DZANKICH aka LIUBOMIR DZANKICH, CRNA GORA CO., INC., hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto PATRICIA L. JOHNSON hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, situated in the County of Lane, State of Oregon, described as follows, to-wit:

**PARCEL I**  
Beginning at a point 52.90 chains East of the Northwest corner of Section 30, Township 15 South, Range 5 West, Willamette Meridian, and running East 33 feet, thence South 40.00 chains thence West 33 feet, thence North 40.00 chains to the place of beginning, in Lane County, Oregon.  
Tax Lot 15 05 10 00 00201  
Tax Acct. 20576

**PARCEL II**  
The North one-half of the Southeast quarter of Section Thirty, Township Fifteen South, Range Five West of Willamette Meridian, in the County of Lane and State of Oregon.  
Tax Lot 15 05 10 00 00700  
Tax Acct. 1292984; 20733

5.00  
10.00  
20.00

RECORDED BY OREGON TITLE AS AN ACCOMMODATION ONLY. NO LIABILITY IS ACCEPTED FOR THE CONDITION OF TITLE OR FOR THE VALIDITY, SUFFICIENCY OR EFFECT OF THE DOCUMENT.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 24,637.00  
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable should be deleted. See ORS 17.600.)  
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.  
In Witness Whereof, the grantor has executed this instrument this 15 day of May 1995.  
if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON SIGNING OR RECEIVING IT IN THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.330.

STATE OF OREGON, County of Lane  
This instrument was acknowledged before me on May 15, 1995.  
by L.V. DZANKICH  
This instrument was acknowledged before me on May 15, 1995.  
by PATRICIA L. JOHNSON  
CRNA GORA CO. INC.

OFFICIAL SEAL  
KRISTIL JOHNSON  
NOTARY PUBLIC, OREGON  
COMMISSION NO. 40368  
MY COMMISSION EXPIRES SEPT. 2, 1998

My commission expires 9-2-98

Notary Public for Oregon

GRANTEE'S NAME AND ADDRESS  
PATRICIA L. JOHNSON  
22527 HWY 126, P.O. Box 405  
NOTI, OR 97461

GRANTEE'S NAME AND ADDRESS  
After recording return to (Name, Address, Zip):  
AFTER RECORDING, RETURN TO  
OREGON TITLE INSURANCE CO.  
460 COUNTRY CLUB ROAD  
SUITE #150  
EUGENE, OR 97401

STATE OF OREGON  
County of Lane - ss.  
I, the County Clerk, in and for the said County, do hereby certify that the within instrument was received for record at  
FEB 96 8:42  
2137R  
Lane County Official Records  
Lane County Clerk  
By David S. Johnson  
County Clerk

## **Timeline of Known Documents and Events**

**CRNA GORA CO., INC new filing Oregon Secretary of State November 15, 1988**

**Lane Sale Contract dated September 12, 1989, Velda J. Stuart, formerly known as Velda J. Moffett, individually and as surviving spouse of John W. Moffett, deceased, as Seller, and CNRA GORA CO., INC., as Purchaser, a memorandum of which was recorded in the Official Records of Lane County, Oregon, at Reel No. 1593R, Reception No. 8941225.**

**CRNA GORA CO., INC amended renewal Oregon Secretary of State November 7, 1989.**

**CRNA GORA CO., INC authorized agent change Oregon Secretary of State October 24, 1990.**

**CRNA GORA CO., INC amended renewal Oregon Secretary of State October 24, 1990.**

**CRNA GORA CO., INC amended renewal Oregon Secretary of State February 18, 1992.**

**CRNA GORA CO., INC amended renewal Oregon Secretary of State December 24, 1992.**

**Assignment of Contract and Deed #9381497 dated March 4, 1993, where Velda Stuart grants joint ownership to Velda Stuart and Patricia Moffett Johnson.**

**CRNA GORA CO., INC straight renewal Oregon Secretary of State November 18, 1993.**

**Deed from Velda Stuart vesting title to CRNA GORA CO., INC, dated December 14, 1993.**

**2 Doc#: 1993-81499 Doc Type: Deed Rec Date: 12/14/1993 Amount: N/A  
Maplot: 1504322306900  
Subdivision: N/A  
Grantor: Stuart, Velda J  
Grantee: Johnson, Patricia Moffett; Stuart, Velda J ;  
Related Docs: N/A**

**3 Doc#: 1993-81498 Doc Type: Deed Rec Date: 12/14/1993 Amount: \$80,000.00  
Maplot: 1505300000201; 1505300000700;  
Subdivision: N/A  
Grantor: Johnson, Patricia Moffett; Stuart, Velda J ;  
Grantee: CNRA GORA Co Inc  
Related Docs: N/A**

**4 Doc#: 1993-81497 Doc Type: Deed Rec Date: 12/14/1993 Amount: N/A  
Maplot: 1505300000201; 1505300000700  
Subdivision: N/A  
Grantor: Moffett, Velda J; Stuart, Velda J  
Grantee: Johnson, Patricia Moffett; Stuart, Velda J  
Related Docs: N/A**

**5 Doc#: 1993-81497 Doc Type: Assignment of Conveyance Rec Date: 12/14/1993  
Amount: N/A  
Maplot: 1505300000201; 1505300000700  
Subdivision: N/A  
Grantor: Moffett, Velda J; Stuart, Velda J  
Grantee: Johnson, Patricia Moffett; Stuart, Velda J  
Related Docs: N/A**

**In July 1994 Kristi separated from second husband, Bob Naslund and moved to Newport Beach. She has lived continuously in California since.**

**Notice of Lis Pendens | #9480285 | Case #15 – 94 | dated November 14, 1994 | Velda Stuart v CNRA GORA CO., INC, Louis V. Dzankich**

**Doc#: 1994-80285 Doc Type: Notice Rec Date: 11/15/1994 Amount: N/A  
Maplot: N/A  
Subdivision: N/A  
Grantor: Stuart, Velda J  
Grantee: CRNA Gora Co Inc; Dzankich, Louis V; Johnson, Patricia Moffett  
Related Docs: N/A**

**CRNA GORA CO., INC involuntary dissolution Oregon Secretary of State January 13, 1995.**



**May 15, 1995: date of the forged Bargain and Sale Deed, notarized by “Kristi L. Johnson.”**

**CRNA GORA CO., INC reinstatement Oregon Secretary of State December 14, 1995.**



**Fraudulent Bargain and Sale Deed Recorded February 2, 1996.**

**CRNA GORA CO., INC involuntary dissolution Oregon Secretary of State January 9, 1997.**

**Louis V. Dzankich died January 25, 1997. At the time of his death: Patricia Johnson was with him - and I do not believe - he knew about the transfer of The Farm. Patricia Johnson acted as the executor and sole heir to Louis’ estate. Kaya Dzankich thought this was suspicious at the time but did not have the resources to challenge Patricia. Kaya had no reason to believe that she was not a rightful beneficiary to her father’s estate: there was no estrangement. Why would her Dad give everything to Patricia Johnson, a woman married to another man and not his surviving issue? Patricia would not even allow Kaya to step onto the farm and give her access to her father’s personal items. Kaya can speak better to these details.**

**After Louis V. Dzankich’s death, Patricia Johnson sold The Farm, compensated Kristi (meagerly), and pocketed the remainder. Velda Stuart (nor her estate) and Kaya Dzankich were not accounted to, nor compensated in any way.**