

1 IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF KLAMATH
2 PROBATE DEPARTMENT

3 Estate of)
4 LUCY FLORA CHAMBERS,) NO. 80-129P
Deceased) PETITION FOR AUTHORITY TO SELL REAL AND PERSONAL
5 - _____ PROPERTY

6 The Personal Representative alleges:

7 I

8 Your Petitioner desires authority to sell the real property and furnishings
9 located at 5504 Delaware St. Klamath Falls, Oregon, more particularly described
10 as Lot 25, Cloverdale Addition to the Town of Klamath Falls, Oregon,
11 which real property was valued at \$34,500 in the inventory filed herein
12 on December 15, 1980 by your petitioner herein.

13 II

14 The Personal Representative has received an offer for property from
15 A. E. (Mickey) Wampler and Mayme Wampler for \$26,000 cash with possession
16 to be delivered on October 15, 1981. Although the property has been listed
17 for sale with a realtor for several month, there have been no other offers
18 submitted for the property.

19 III

20 That on October 2, 1981 your Personal Representative notified
21 the heirs and devisees of the above named decedent of this offer in writing,
22 a copy of said notification is attached hereto marked Exhibit A and by this
23 reference made a part hereof. That no objections have been received to such
24 sale.

25 WHEREFORE, the Personal Representative prays for an Order of the
26 court authorizing the Personal Representative to accept the offer of \$26,000

Page 1 PETITION FOR AUTHORITY TO SELL REAL PROPERTY

81 OCT 15 PM 3 23
DORIS E. SYMON
ATTORNEY AT LAW
620 North First Street
Lakewood, Oregon 97030
Phone (503) 847-2198

1 cash from A. E. (Mickey) Wampler and Mayme Wampler and deliver possession
2 to said purchasers upon closing.

3 Dated this 14th day of October, 1981

4 James W. Barrett
5 James W. Barrett

6 STATE OF OREGON)
7) ss
8 County of Lake)

8 I, James W. Barrett, being first duly sworn, depose and say that I
9 and the Personal Representative named in and who executed the Petition for
10 Authority to sell real property; that I have read the same, know the
11 contents thereof and the same is true as I verily believe.

12 James W. Barrett
13 Subscribed and sworn to before me this 14th day of October,
14 1981.

15 James Chubb
16 Notary Public for Oregon
17 My commission expires: 15 April 1984

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CONN & LYNCH
ATTORNEYS-AT-LAW
620 North First Street
Lakeview, Oregon 97630
Phone (503) 847-2186

THEODORE R. CONN
JAMES C. LYNCH
LANE W. SIMPSON

CONN & LYNCH
ATTORNEYS AT LAW
620 NORTH FIRST STREET
LAKEVIEW, OREGON 97630

18150

MAILING ADDRESS:
POST OFFICE BOX 351
PHONE 947-2190

October 2, 1981

TO: The Heirs of Lucy F. Chambers, Dec.

As you know, the property located at 5504 Delaware in Klamath Falls has been on the market since before the first of this year. However, no offer has previously been received. An offer has now been received by Jim Barrett for \$26,000 (cash) from A. E. (Mickey) and Mayme Wampler, who want to purchase the property for their grand-daughter. This offer includes the furniture located in the house.

The offer, if accepted by the Estate, would net the Estate around \$24,200. This is because the Estate would incur expenses of \$1,560 for the Realtor's commission; \$168 for title insurance and approximately \$100 in miscellaneous other costs. While there would be an adjustment for real estate taxes, the Estate is liable for this expense anyway.

Therefore, even though this property was valued at \$35,000 (\$34,500 for the real property and \$500 for the furniture) in the inventory, both Jim and I recommend that this sale be approved. Because of the depressed economic conditions in Klamath Falls, which economic situation is expected to get worse during the next year, it is very unlikely that it will be possible to sell this property for more than \$26,000 until next summer. Of course, we have no way of knowing what the situation will actually be next summer.

The other disadvantage of retaining the property is that the Estate will continue to incur costs in connection with the property and that the property may deteriorate further in value. While it is tempting to rent the property in order to produce some income, this all too often produces disastrous results in that the property is damaged far more than the income received from the property, especially when you are dealing with older homes such as this one.

The closing of the sale is scheduled for October 15, 1981 in Klamath Falls. Therefore, in order to give you an opportunity to consider this matter, Jim will not actually go forward with the transaction until October 12, 1981. At that time I will, on behalf of the Estate, submit a petition to the Probate Court, requesting authority for the Estate to sell the property for \$26,000. If you object to this sale going forward, you should contact either myself or Jim. In this regard, feel free to call us collect at 503-947-2196 or 503-947-4964, respectively. If we hear nothing from any of you, we will advise the court that there are no objections to the sale by the heirs.

I would also point out that once this property is sold the Estate can proceed to close and make distribution to the heirs.

Sincerely yours,

CONN & LYNCH

BY: JAMES C. LYNCH

JCL:ls

cc: Jim Barrett

State of OREGON: COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the

15th day of October A.D., 1981 at 3:23 o'clock P.M., and duly recorded in

Vol M-8bf Deeds on page 18148.

Fee \$ 12/00

EVELYN BIEHN

COUNTY CLERK

[Signature] Deputy