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Vol. 1748 Page 22557  
FILED

STATE OF OREGON  
KLAMATH CIRCUIT COURT

98 JUN 26 PM 2:27

CLERK OF COURT

BY \_\_\_\_\_

61009

In the Probate Court of the County of Klamath, Oregon

Small Estate of: Wilma Luella Nichols  
Deceased.

Estate No. 79259301  
SMALL ESTATE AFFIDAVIT  
INTESTATE ESTATE

STATE OF OREGON, County of Klamath ss.

I, Susan Beatty - Daughter

being first duly sworn, depose and say that: I am a claiming successor of the above named decedent. This affidavit is made pursuant to ORS 114.505 to 114.560.

(1) Name of Decedent Wilma Luella Nichols Age 72 Soc. Sec. No. 565-30-8565  
Domicile/Post Office Address 3132 Jefferson St #77 Napa, Ca.

(2) Decedent died on 12-22-96, at 1530 Hours

A certified copy of decedent's death certificate is attached hereto.

(3) A description of all of decedent's property, including the fair market value of the real property and the fair market value of the personal property, is:

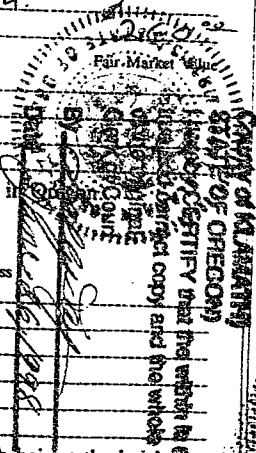
Real Property Legal Description (Including County) Fair Market Value  
Lot 27 of The resubdivision of Tract B and S, Frontier  
Tract, a platted portion of The County of Klamath  
1/2 interest

Personal Property Description  
NA

- (4) No application or petition for the appointment of a personal representative has been granted in this case.
- (5) The decedent died intestate.
- (6) Decedent's heirs, and the last address of each as known to affiant, are:

Name Susan Beatty - Daughter Last Known Address  
117 Andrew Rd. American Canyon, Ca. 94589

A copy of this affidavit showing the date of filing will be delivered to each heir or mailed to each heir at the heir's last known address stated above.



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FROM THE AFFIDAVIT, THE DEED SHOULD BE RECORDED TO EACH HEIR OF THE ESTATE TO EACH HEIR OF THE ESTATE

(7) The interest in decedent's property to which each heir is entitled is:

Name Susan Beatty Interest 100%

(8) Reasonable efforts have been made to ascertain creditors of the estate. The expenses of and claims against the estate remaining unpaid or on account of which the affiant or any other person is entitled to reimbursement from the estate, including the known or estimated amounts thereof, and the names and addresses of the creditors, as known to the affiant, are (if none, so state):

Name of Creditor	Address	Nature of Expense/Claim	Known or Estimated Amount
<u>None</u>			

A copy of the affidavit showing the date of filing will be delivered to each creditor who has not been paid in full or mailed to such creditor at the creditor's last known address stated above.

(9) The name and address of each person known to the affiant to assert a claim against the estate which the affiant disputes, and the last known or estimated amount thereof, are (if none, so state):

Name	Address	Known or Estimated Amount
<u>None</u>		

A copy of the affidavit showing the date of filing will be delivered or mailed to each such person at each such person's last known address.

(10) A copy of the affidavit showing the date of filing will be mailed or delivered to the Adult and Family Services Division, Estate Administration Section, Salem, Oregon.

(11) Claims against the estate not listed herein or in amounts larger than those listed herein may be barred unless:

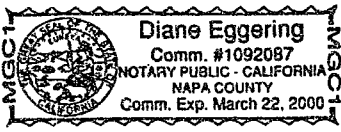
(a) A claim is presented to the affiant within four months of the filing of this affidavit at the following address: 117 Andrew Rd. American Canyon, Ca. 94529; or

(b) A personal representative of the estate is appointed within the time allowed under ORS 114.555.

(12) The claim(s), if any, listed in Section (9) may be barred unless:

(a) A petition for summary determination is filed within four months of the filing of this affidavit; or

(b) A personal representative of the estate is appointed within the time allowed under ORS 114.555.



Signed and sworn to before me on May 19, 1998  
by Susan Beatty  
Diane Eggering  
Notary Public for Oregon. My commission expires March 22, 2000

NOTE - A creditor of an estate of a decedent who dies intestate and without heirs must receive written authorization from the Director of the Division of State Lands before filing an affidavit pursuant to ORS 114.515. Creditors should become familiar with and comply with this statute before proceeding.

ORS 114.548(3) requires that an affiant's or claiming successor's deed executed in the manner required by ORS Chapter 93 be recorded in the deed records of any county in which real property belonging to the decedent is situated.

EXCERPT FROM ORS 114.515: "If the estate consists of personal property having a fair market value of \$50,000 or less, or real property having a fair market value of \$50,000 or less, or a combination of personal property having a fair market value of \$50,000 or less, and real property having a fair market value of \$50,000 or less, not less than 30 days after the death of the decedent, one or more of the claiming successors may file an affidavit with the clerk of the probate court in any county where there is venue for a proceeding seeking the appointment of a personal representative for the estate. The affidavit shall contain the information required by ORS 114.525"

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of PERFECT PROPERTY INC the 26TH day of JUNE A.D., 19 98 at 3:11 o'clock P M., and duly recorded in Vol. M98 of DEEDS on Page 22557.

FEE \$35.00 RET: PERFECT PROPERTY INC 11575 SW PACIFIC HWY #183 TIGARD, OR 97223 By Bernetha G. Letsch, County Clerk  
Kathleen Ross