

02 JUN 20 AM 10:27



DORA E. LAUSTER
5403 SHERWOOD DR.
KLAMATH FALLS, OREGON 97603
First Party's Name and Address

RUTH M. COTHRAN
11126 MIRACLE DR.
KLAMATH FALLS, OREGON 97603
Second Party's Name and Address

STATE OF OREGON,

} ss.

Vol M02 Page 35753SPACE RESERVED
FOR
RECORDER'S USE

After recording, return to (Name, Address, Zip):

RUTH M. COTHRAN
11126 MIRACLE DR.
KLAMATH FALLS, OREGON 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

State of Oregon, County of Klamath

Recorded 06/20/2002 10:27 A.M.

Vol M02, Pg 35753 - 35755

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

eputy.

AFFIANT'S DEED

THIS INDENTURE dated JUNE 20, 2002RUTH M. COTHRAN

, by and between

the affiant named in the duly filed affidavit concerning the small estate of DORA E. LAUSTERand RUTH M. COTHRAN

hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

WOOD FRAME HOME, 3 BEDROOMS, 2 BATHS.
LOT 17 IN BLOCK 11 OF TRACT NO. 1064 TO GATEWOOD
KLAMATH COUNTY, OREGON

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols [®], if not applicable, should be deleted. See ORS 93.030.)

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Ruth M. Cothran

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 ACQUIRING FEE TITLE TO 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 30.930.

Affiant

STATE OF OREGON, County of Klamath } ss.This instrument was acknowledged before me on 20th June 2002by Ruth M. Cothran

This instrument was acknowledged before me on _____

by _____

as _____



Notary Public for Oregon

My commission expires 10th March 2006

31A

EL

35754

FILED
STATE OF OREGON
KLAMATH CIRCUIT COURT

2002 JUN 20 AM 9:35

CLERK OF COURT

BY _____

County of KLAMATH)
STATE OF OREGON)
I hereby certify that the within is a
true and correct copy and the whole
of the original
Clerk of Court
By [Signature]
Date 6/20/02

In the Probate Court of the County of KLAMATH, Oregon

Small Estate of:

DORA E LAUSTER

Deceased.

Estate No. 0202197CVSMALL ESTATE AFFIDAVIT
INTESTATE ESTATESTATE OF OREGON, County of KLAMATH) ss.

I, RUTH M. COTHMAN, 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 DORA E. LAUSTER Age 72 Soc. Sec. No. 573-38-7678
Domicile/Post Office Address 5403 SHERWOOD DR

(2) Decedent died on JUNE 13 2002, at 5403 SHERWOOD DR
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)

WOOD FRAME HOME 3 BED ROOM, 2 BATHS Fair Market Value \$90,000
LOT 17 IN BLOCK 11 OF TRACT NO 1064 TO GATEWOOD
KLAMATH COUNTY, OREGON

Personal Property Description

Fair Market Value
NONE

(4) No application or petition for the appointment of a personal representative has been granted in Oregon.

(5) The decedent died intestate.

(6) Decedent's heirs, and the last address of each as known to affiant, are:

Name	Last Known Address
<u>RUTH M. COTHMAN</u>	<u>1126 MIRACLE DR</u>
	<u>KLAMATH FALLS 97603</u>
	<u>OREG</u>

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.

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

Name RUTH M. COTHMAN

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

NONE

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 creditors'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 that the affiant disputes, and the last known or estimated amount thereof, are (if none, so state):

Name

Address

Known or Estimated Amount

NONE

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 Senior and Disabled 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: _____; 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.

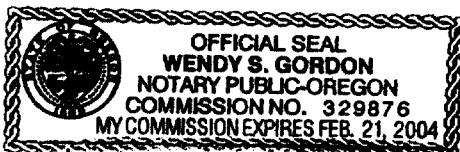
SIGNED AND SWORN TO before me on

by

Ruth M. Cothman
Wendy S. Gordon 20, 2002

Notary Public for Oregon. My commission expires

2-21-04



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 114.545 (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 \$90,000 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 \$90,000 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 a 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***."