

2006-021707

Klamath County, Oregon

RECORDING COVER SHEET

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10/30/2006 11:32:50 AM

Fee: \$71.00

MTCT 74758 KR

After Recording Return To:

AmeriTitle
300 Klamath Avenue
Klamath Falls, Oregon 97601

1. Name(s) of the Transaction(s):

Probate Proceedings

2. Direct Party (Grantor):

Thomas C. Howser, Deceased

3. Indirect Party (Grantee):

N/A

4. True and Actual Consideration Paid:

N/A

5. Legal Description:

Lot 12 Pine Ridge Loop North

7/00

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

In the Matter of the Estate of:

THOMAS C. HOWSER

Deceased.

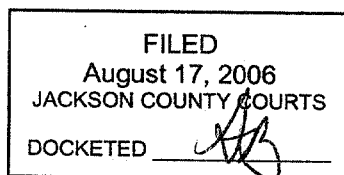
CASE NO.: 06-546-P7

LETTERS TESTAMENTARY

STATE OF OREGON)
) ss.
County of Jackson)

THIS CERTIFIES that the Will of THOMAS C. HOWSER, deceased, has been proved and VALARIA E. HOWSER has been appointed, and is at the date hereof, the duly appointed, qualified and acting Personal Representative of the Will and Estate of the decedent.

IN WITNESS WHEREOF, I as Administrator of the Circuit Court of the State of Oregon for the County of Jackson, in which proceedings for administration upon the estate are pending, do hereto subscribe my name and affix the seal of the Court on August 17, 2006.



TRIAL COURT ADMINISTRATOR

by: _____

Court Operations Specialist

STATE OF OREGON)
) ss.
County of Jackson)

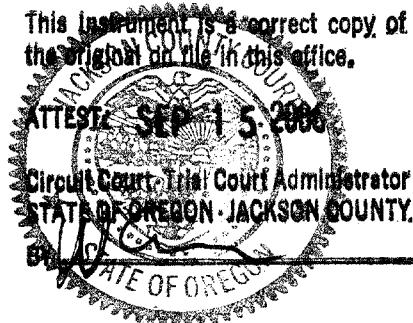
Trial Court Administrator of the Circuit Court of the County and State aforesaid, do hereby certify that the foregoing copy of Letters of Testamentary has been by me compared with the original, and that it is a correct transcript therefrom, and of the whole of such original Letters Testamentary as the same appears on file and of record at my office and in my custody and that said letters are still in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Court on _____, 20____.

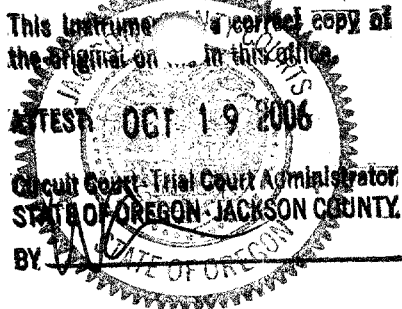
TRIAL COURT ADMINISTRATOR

by: _____

Court Operations Specialist



Letters Testamentary (7/10/98)



RECEIVED AND FILED
06 OCT 16 PM 3:58
JACKSON COUNTY COURT
DOCKETED BY [Signature]

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

In the Matter of the Estate	Case No. 06-546-P7
of	INVENTORY
THOMAS C. HOWSER,	
Deceased.	

I hereby certify that the following is a completed inventory of all the property of the estate that has come into my possession or knowledge, with my estimate of the respective true cash value of the property as of the date of death of the decedent.

REAL PROPERTY

- Property located at:
Lot 12 Pine Ridge Loop North, Chiloquin, OR 97624 \$38,000.00
Legal description attached as Exhibit A.

PERSONAL PROPERTY

- Thomas C. Howser Professional Corporation Unknown at this time
- Umpqua Bank Account No. 130460277 \$ 1,463.11
- 500 Shares of Willamette Valley Vineyards (\$7.00 per share at time of death) \$ 3,500.00
- Jefferson Pilot Life Insurance Company Policy No. VPB282541 \$100,000.00

1 Total Inventory – Undetermined at this time.

2 Dated this 13th day of October, 2006.

3
4 Valaria E. Howser
5 Valaria E. Howser
6 Personal Representative
7
8

9 PERSONAL REPRESENTATIVE:

10 Valaria E. Howser
11 339 Silver Creek Drive
12 Central Point, OR 97502
13 (541) 664-8836

14 ATTORNEYS FOR PERSONAL REPRESENTATIVE:

15 Bruce Kellington
16 Kellington, Krack, Richmond, Blackhurst & Glatte LLP
17 PO Box 1583
18 Medford, OR 97501
19 (541) 779-5175
20 OSB #62044
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EXHIBIT A


Property located at:

Lot 12 Pine Ridge Loop North, Chiloquin, Oregon 97624

Legal description as follows:

PINE RIDGE ESTATES UNIT 1, BLOCK 2, LOT 12
MAP: R-3407-027AC-01600-000
CODE: 146

EXHIBIT A

RECEIVED AND FILED
06 AUG 17 AM 11:09
JACKSON COUNTY COURT
DOCKETED BY: 

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

In the Matter of the Estate
Of
THOMAS C. HOWSER,
Deceased.

Case No. 06-546 P7
LIMITED JUDGMENT ADMITTING WILL TO
PROBATE AND APPOINTING PERSONAL
REPRESENTATIVE

The court accepts the petition of Valaria E. Howser for the probate of the will
of the above-named decedent.

IT IS THEREFORE ORDERED AND ADJUDGED:

1.

The will dated January 4, 2001 is hereby admitted to probate.

2.

Valaria E. Howser is appointed as personal representative.

3.

The personal representative is not required to file a bond and letters
testamentary shall be issued forthwith to the personal representative in the manner
provided by law.

DATED: August 17, 2006.


CIRCUIT COURT JUDGE

1 PERSONAL REPRESENTATIVE:

2 Valaria E. Howser
3 339 Silver Creek Drive
4 Central Point, OR 97502
5 (541) 664-8836

6 Submitted by:

7 ATTORNEYS FOR PERSONAL REPRESENTATIVE:

8 Bruce Kellington
9 Kellington, Krack, Richmond, Blackhurst & Glatte, LLP
10 PO Box 1583
11 Medford, OR 97501
12 (541) 779-5175
13 OSB #62044
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This instrument is a correct copy
of the original on file in this office.

ATTEST: SEP 15 2006

Circuit Court Trial Court Administrator
STATE OF OREGON - JACKSON COUNTY
BY: [Signature]

RECEIVED AND FILED
06 AUG 17 AM 10: 54
JACKSON COUNTY COURTS
DOCKETED BY: [Signature]

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

In the Matter of the Estate
Of
THOMAS C. HOWSER,
Deceased.

Case No. 06 546 P7
PETITION FOR PROBATE OF WILL AND
APPOINTMENT OF PERSONAL
REPRESENTATIVE

1.

The following information is given regarding the Decedent who died testate:

Name	:	Thomas Charles Howser
Date of Birth	:	June 14, 1937
Address	:	339 Silver Creek Drive Central Point OR 97502
Social Security Number	:	540-40-5287
Date of Death	:	July 22, 2006
Place of Death	:	1116 4 th Street NE Bandon OR 97411

2.

The Decedent died testate.

3.

Venue in Jackson County is based upon the fact that Jackson County was
Decedent's domicile and place of abode at the time of Decedent's death.

4.

Valaria E. Howser, whose mailing address is 339 Silver Creek Drive, Central Point, Oregon, is nominated in Decedent's Will as Personal Representative. She is Decedent's wife and is willing to serve as Personal Representative, and is not disqualified under ORS 113.092 and ORS 113.095.

5.

The names, relationships to the Decedent, and post office address of the heirs and devisees are listed in this paragraph. The heirs and devisees are over the age of majority, the heirs are not.

Mark Howser 12002 Fiddler Street Boise ID 83713	Heir and Devisee	Son
Laura Frantz 1051 Tolman Cr. Rd. Ashland, Oregon 97520	Heir and Devisee	Daughter
Kathryn Howser 1115 Fell Street #3 San Francisco CA 94117	Heir and Devisee	Daughter
Thomas Jordan Howser 12002 Fiddler Street Boise ID 83713	Heir	Grandson
Seena Frantz 1051 Tolman Cr. Rd. Ashland OR 97520	Heir	Granddaughter
Emma Frantz 1051 Tolman Cr. Rd. Ashland OR 97520	Heir	Granddaughter

6.

Petitioner knows of no persons who assert adverse claims pursuant to the provisions of ORS 113.035(7).

7.

The original of the Decedent's Will is filed herein.

8.

All property identified herein shall be distributed in accordance with Decedent's Will.

9.

So far as is known to petitioner, the nature, extent, liquidity and apparent value of assets of this estate subject to probate is personal and real property with an aggregate value of approximately \$100,000.00.

10.

The proposed Personal Representative has employed Kellington, Krack, Richmond, Blackhurst & Glatte LLP of 23 Newtown Street, Medford, Oregon 97501, as attorneys to represent the proposed Personal Representative in the administration of the estate.

WHEREFORE, Petitioner prays for a Limited Judgment:

- 1) Admitting the Decedent's Will to probate in common form; and
- 2) Appointing Valaria E. Howser, Personal Representative; and
- 3) Issuing Letters Testamentary; and

//

//

DATED this 17th day of August, 2006.

KELLINGTON, KRACK, RICHMOND, BLACKHURST & GLATTE, LLP
Attorneys at Law
23 NEWTOWN STREET, MEDFORD, OREGON, 97501
Telephone: (541) 779-5175 • Fax: (541) 779-5585