

2011-013923

Klamath County, Oregon



0011152201100139230190191

12/19/2011 09:48:55 AM

Fee: \$127.00

When recorded return to:

Will Dennis, Attorney at Law P.C.

~~141 NW Greenwood Ave., Ste. 100~~

Bend OR 97701 *140 NW IRVING AVE, Ste. 204*

Tax statements should be sent to:

Judith L. Phillips

237 Loma Drive

Salinas CA 93906

DEED OF CLAIMING SUCCESSOR

Judith L. Phillips, the duly appointed, qualified, and acting Claiming Successor of the Estate of **George E. Phillips**, deceased, conveys to **Judith L. Phillips**, all that real property situated in Klamath County, Oregon, described as follows:

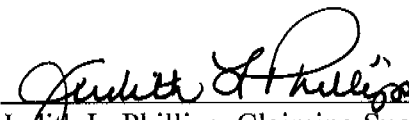
**Lot 4 in Block 43 of Tract 1184, Oregon Shores Unit 2, 1st Addition; and
Lot 5 in Block 43 of Tract 1184, Oregon Shores Unit 2, 1st Addition**

Tax Account No. 3507-018AA-05100-000; and 3507-018AA-05200-000)

"THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009."

The true and actual consideration for this conveyance is \$-0-.

DATED: 11/15/, 2011.


Judith L. Phillips, Claiming Successor,
Estate of George E. Phillips

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
) ss:
County of Monterey)

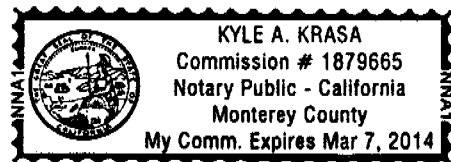
On the 15 day of November, 2011, personally appeared the above-named Judith L. Phillips and acknowledged the above instrument to be her voluntary act and deed as Claiming Successor of the Estate of George E. Phillips.

SUBSCRIBED AND SWORN TO before me on November 15, 2011.

Kyle A. Krasa
Notary Public for California
My commission expires: 3/7/2014

MAIL TAX STATEMENTS TO: CLAIMING SUCCESSOR:

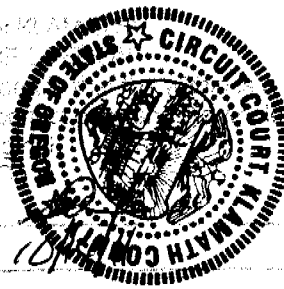
Judith L. Phillips
237 Loma Drive
Salinas CA 93906
Ph: 831-920-0205



LAWYER FOR CLAIMING SUCCESSOR:

Will Dennis, Attorney at Law, P.C. OSB NO. 061785
160 NW Irving Ave., Ste. 204
Bend OR 97701
Ph: 541-388-3877
Fax: 541-388-3878
email: wvdennis@bendbroadband.com

County of Klamath
State of Oregon
Clerk of Court



FILED
STATE OF OREGON
KLAMATH CIRCUIT COURT

2011 OCT 14 PM 1:30

CLERK OF COURT

BY: _____

Will Dennis, Attorney at Law, P.C. OSB#061785
160 NW Irving Ave., Ste. 204
Bend OR 97701
Ph: 541-388-3877 Fax: 541-388-3877
email: wd@willdennislaw.com

Attorney for Judith L. Phillips, Claiming Successor

IN THE CIRCUIT COURT OF THE STATE OF OREGON

FOR THE COUNTY OF KLAMATH

In the Matter of:)
The Estate of George E. Phillips,)
Deceased)
_____)

Case No. 1103962CV

AFFIDAVIT OF CLAIMING
SUCCESSOR OF SMALL ESTATE
OF INTESTATE ESTATE

STATE OF California)
County of Monterey) ss:
_____)

FREE AUTHORITY: ORS 114.515;
CH. 595, SEC. 13, 22.

Judith L. Phillips, being first duly sworn, say:

I am the surviving spouse of the decedent and the claiming successor, as defined in ORS 114.505(1), to a portion of the decedent's estate. I am hereinafter referred to as "affiant." This affidavit is hereinafter referred to as "affidavit." This affidavit is made pursuant to ORS 114.505-114.560.

Claiming successor's small estate affidavit is ancillary to her administering the decedent's estate in the State of California where the decedent was a resident at the time of his death. At the time of his death, the decedent was the owner of two (2) real properties located in Klamath County, State of Oregon (legal description and value of the two (2) real properties set forth below in paragraph 3).

1 The decedent's estate in the State of Oregon qualifies as a small estate
2 affidavit administration. The decedent owned no personal property in the State of Oregon at the
3 time of his death. The value of the decedent's real property in the State of Oregon is not valued
4 at more than \$150,000.00.

5 The two (2) Oregon real properties in the decedent's estate are to be transferred to the
6 claiming successor, Judith L. Phillips, the surviving spouse of the decedent. All the decedent's
7 heirs at law for intestate succession have disclaimed any interest in the two Oregon real
8 properties. Attached hereto as **Exhibit 1** are the original disclaimers duly executed by each of
9 the decedent's heirs at law who may be entitled to an interest in the decedent's estate by intestate
10 succession. Based upon the disclaimers of the decedent's heirs, the surviving spouse/claiming
11 successor is entitled to the transfer of the two (2) Oregon real properties to her.
12
13

14 1.

15 The following information is given with regard to the decedent:

- 16 (a) Name: George E. Phillips
17
18 (b) Age: 52
19
20 (c) Domicile: 237 Loma Drive, Salinas, CA 93906
21
22 (d) Post Office Address: same
23
24 (e) Social Security No.: ***-**-****

25 2.

26 The decedent died on February 18th, 2011 at Salinas Valley Memorial Healthcare System,
27 450 East Romie Lane, Salinas, Monterey County, California. A certified copy of the decedent's
28 death certificate is attached as **Exhibit 2**.

3.

The decedent's property subject to administration in Oregon consists of the following:

(a) Real property and value thereof: **Lot 4** in Block of TRACT 1184, Oregon Shores Unit 2, 1st Addition, Tax Account No. 3507-018AA-05100-000, Key No. 241633, valued at \$12,710.

(b) Real property and value thereof: **Lot 5** in Block of TRACT 1184, Oregon Shores Unit 2, 1st Addition, Tax Account No. 3507-018AA-05200-000, Key No. 241713, valued at \$12,710.

4.

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

5.

The decedent died intestate in the State of California.

6.

The decedent's heir and the heir's last address known to the affiant are:

NAME	ADDRESS
Judith L. Phillips	237 Loma Drive, Salinas, CA 93906
Julie Broenner	Gruner Weg 18, Waldsolm, 35647 Germany
Daniel Broenner (a minor)	C/O Julie Broenner (as above)
Kaylee Broenner (a minor)	C/O Julie Broenner (as above)
Jill Hock	2310 Crown Drive, Novi MI 48377
David Phillips	378 Crazy Horse Cyn. Rd., Salinas CA 93907 and 237 Loma Dr., Salinas CA 93906
Charlie Phillips	4933 Lookout Mt. Rd., Mariposa CA 95338
Jeanetta Phillips	4933 Lookout Mt. Rd., Mariposa CA 95338

George Phillips

4933 Lookout Mt. Rd., Mariposa CA 95338

Anthony Phillips

7701 S L St., Tacoma WA 98408

A copy of this affidavit showing the date of filing will be delivered or mailed to each of the above named heirs at the last known address.

7.

The interest in the decedent's property described in this affidavit to which each heir is entitled is:

NAME	INTEREST
Judith L. Phillips	100%
Julie Broenner	0%
Daniel Broenner (a minor)	0%
Kaylee Broenner (a minor)	0%
Jill Hock	0%
David Phillips	0%
Charlie Phillips	0%
Jeanetta Phillips	0%
George Phillips	0%
Anthony Phillips	0%

8.

Reasonable efforts have been made to ascertain each creditor of the estate. The expense of and claim against the estate remaining unpaid or on account of which the affiant or any other

1 person is entitled to reimbursement from the estate, including any known or estimated amount
2 thereof, and the name and address of each creditor, as known to the affiant are: NONE.

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

5 9.

6
7 The name and address of each person known to the affiant to assert a claim against the
8 estate that the affiant disputes and the last known or estimated amount thereof: NONE.

9 A copy of the affidavit showing the date of filing will be delivered to each of the above or
10 mailed to each person at his or her last known address.

11 10.

12 A copy of this affidavit showing the date of filing has been mailed or delivered to:

13
14 Oregon Department of Human Services
15 Administrative Services
16 Estate Administration
17 PO Box 14021
18 Salem, OR 97309-5024

19 by depositing the copy of the affidavit in the United States Postal Service in a sealed envelope,
20 with postage prepaid.

21 11.

22 Claims against the estate not listed herein, or in amounts larger than those listed herein,
23 may be barred unless (a) a claim is presented to the affiant within four months of the filing of
24 this affidavit at the address set forth in paragraph 13 or (b) a personal representative of the estate
25 is appointed within the time allowed under ORS 114.555.

26 12.

1 If there is listed one or more claims that the affiant disputes, any such claim may be
2 barred unless (a) a petition for summary determination is filed within four months of the filing of
3 this affidavit; or (b) a personal representative of the estate is appointed within the time allowed
4 under ORS 114.555.

5
6 13.

7 The address for the purposes of presenting a claim to the affiant is: Will Dennis, Attorney
8 at Law, 160 NW Irving Ave., Ste. 204, Bend OR, 97701.

9
10 14.

11 Any noun or verb used in this affidavit shall be construed as either singular or plural as
12 the context requires.

13
14 15.

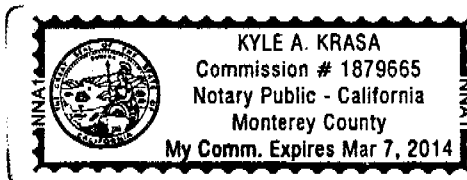
15 **Exhibits 1, 2 and 3** attached hereto are hereby made a part hereof as though fully set
16 forth at the place where reference to the exhibit is made.

17 9/22/11
18 Date

Judith L. Phillips
Judith L. Phillips, Claiming Successor

19 SUBSCRIBED AND SWORN TO before me on 9/22, 2011.

20 Kyle A. Krasa



Notary Public for California

My commission expires: 3/7/2014

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

DISCLAIMER

I, Julie Broenner, hereby irrevocably disclaim all of my interest in the following described property, which I am entitled to take by intestate succession from George E. Phillips, deceased:

The real property located in the County of Klamath, State of Oregon, more particularly described as follows:

Lots 4 and 5 in Block 43 of TRACT 1184, OREGON SHORES - UNIT 2, 1st ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-018AA-05100-000

Key No: 241633

Tax Account No: 3507-018AA-05200-000

Key No: 241713

Date: June 19, 2011

Julie Broenner
Julie Broenner

DISCLAIMER

I, Julie Broenner, as parent of minor child Daniel Broenner, hereby irrevocably disclaim all of Daniel Broenner's interest in the following described property, which he is entitled to take by intestate succession from George E. Phillips, deceased:

The real property located in the County of Klamath, State of Oregon, more particularly described as follows:

Lots 4 and 5 in Block 43 of TRACT 1184, OREGON SHORES - UNIT 2, 1st ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-018AA-05100-000

Key No: 241633

Tax Account No: 3507-018AA-05200-000

Key No: 241713

Date: June 19 2011

Julie Broenner
Julie Broenner

DISCLAIMER

I, Julie Broenner, as parent of minor child Kaylee Broenner, hereby irrevocably disclaim all of Kaylee Broenner's interest in the following described property, which she is entitled to take by intestate succession from George E. Phillips, deceased:

The real property located in the County of Klamath, State of Oregon, more particularly described as follows:

Lots 4 and 5 in Block 43 of TRACT 1184, OREGON SHORES - UNIT 2, 1st ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-018AA-05100-000

Key No: 241633

Tax Account No: 3507-018AA-05200-000

Key No: 241713

Date: June 19 2011

Julie Broenner
Julie Broenner

DISCLAIMER

I, Jill Hock, hereby irrevocably disclaim all of my interest in the following described property, which I am entitled to take by intestate succession from George E. Phillips, deceased:

The real property located in the County of Klamath, State of Oregon, more particularly described as follows:

Lots 4 and 5 in Block 43 of TRACT 1184, OREGON SHORES - UNIT 2, 1st ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-018AA-05100-000

Key No: 241633

Tax Account No: 3507-018AA-05200-000

Key No: 241713

Date:

6/13/11


Jill Hock

DISCLAIMER

I, David Phillips, hereby irrevocably disclaim all of my interest in the following described property, which I am entitled to take by intestate succession from George E. Phillips, deceased:

The real property located in the County of Klamath, State of Oregon, more particularly described as follows:

Lots 4 and 5 in Block 43 of TRACT 1184, OREGON SHORES - UNIT 2, 1st ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-018AA-05100-000

Key No: 241633

Tax Account No: 3507-018AA-05200-000

Key No: 241713

Date: 6-13-11



David Phillips

DISCLAIMER

I, Charlie Phillips, hereby irrevocably disclaim all of my interest in the following described property, which I am entitled to take by intestate succession from George E. Phillips, deceased:

The real property located in the County of Klamath, State of Oregon, more particularly described as follows:

Lots 4 and 5 in Block 43 of TRACT 1184, OREGON SHORES - UNIT 2, 1st ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-018AA-05100-000

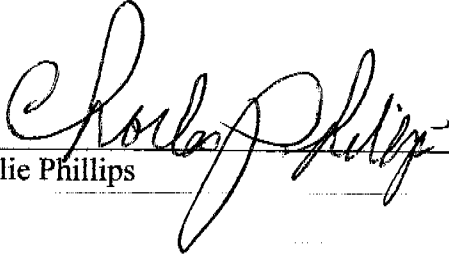
Key No: 241633

Tax Account No: 3507-018AA-05200-000

Key No: 241713

Date:

6-11-11



Charlie Phillips

DISCLAIMER

I, Jeanetta Phillips, hereby irrevocably disclaim all of my interest in the following described property, which I am entitled to take by intestate succession from George E. Phillips, deceased:

The real property located in the County of Klamath, State of Oregon, more particularly described as follows:

Lots 4 and 5 in Block 43 of TRACT 1184, OREGON SHORES - UNIT 2, 1st ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-018AA-05100-000

Key No: 241633

Tax Account No: 3507-018AA-05200-000

Key No: 241713

Date: 6/11/11


Jeanetta Phillips

DISCLAIMER

I, George Phillips, hereby irrevocably disclaim all of my interest in the following described property, which I am entitled to take by intestate succession from George E. Phillips, deceased:

The real property located in the County of Klamath, State of Oregon, more particularly described as follows:

Lots 4 and 5 in Block 43 of TRACT 1184, OREGON SHORES - UNIT 2, 1st ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.


Tax Account No: 3507-018AA-05100-000

Key No: 241633

Tax Account No: 3507-018AA-05200-000

Key No: 241713

Date: 6-11-4


George Phillips

DISCLAIMER

I, David Phillips, hereby irrevocably disclaim all of my interest in the following described property, which I am entitled to take by intestate succession from George E. Phillips, deceased:

The real property located in the County of Klamath, State of Oregon, more particularly described as follows:

Lots 4 and 5 in Block 43 of TRACT 1184, OREGON SHORES - UNIT 2, 1st ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-018AA-05100-000


Key No: 241633

Tax Account No: 3507-018AA-05200-000

Key No: 241713

Date

6/11/11



David Phillips

DISCLAIMER

I, Anthony Phillips, hereby irrevocably disclaim all of my interest in the following described property, which I am entitled to take by intestate succession from George E. Phillips, deceased:

The real property located in the County of Klamath, State of Oregon, more particularly described as follows:

Lots 4 and 5 in Block 43 of TRACT 1184, OREGON SHORES - UNIT 2, 1st ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

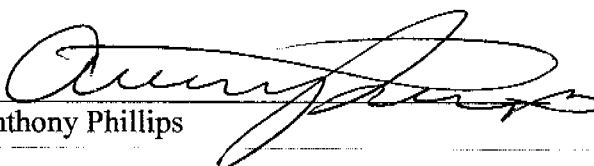
Tax Account No: 3507-018AA-05100-000

Key No: 241633

Tax Account No: 3507-018AA-05200-000

Key No: 241713

Date: 13 June 2011



Anthony Phillips