

2012-011213

Klamath County, Oregon

Recording requested by  
Kathleen Boozell, Trustee



00125493201200112130040042

10/10/2012 09:28:31 AM

Fee: \$52.00

And when recorded mail this deed to:

Kathleen Boozell  
537 S. Gardner  
Orange, CA 92866

SPACE ABOVE THIS LINE FOR  
RECORDER'S USE ONLY

## AFFIANT'S DEED

THIS INDENTURE dated September 9, 2012, by and between the  
affiant named in the duly filed affidavit concerning the small estate of John J. Roach,  
deceased, hereinafter called the First Party, and Kathleen Boozell, Trustee Roach Family  
Trust, dated July 6, 2005, hereinafter called the Second Party;  
WHITNESSETH:

For no consideration, the first party has granted, and conveyed and by these  
presents does grant and convey unto the Second Party and Second Party's heirs,  
successors and assigns all 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 Klamath, State of Oregon, described as follows, to-wit:

Lot 7, Block 17, First Addition to Klamath Forest Estates as recorded in Klamath County,  
Oregon.

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

Executed on 9-9-2012 at Orange, California.

Kathleen Boozell, Trustee  
Kathleen Boozell, Trustee

STATE OF CALIFORNIA )

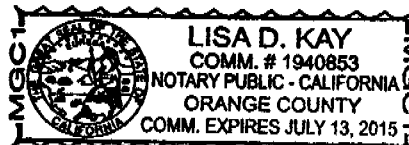
COUNTY OF ORANGE ) SS.

On September 9, 2012, before me, Lisa D. Kay, Notary  
Public, personally appeared Kathleen Boozell, who proved to me upon the basis of  
satisfactory evidence, to be the person whose name is subscribed to the within instrument  
and acknowledged to me that she executed the same in her authorized capacity, and that  
by her signature on the instrument the person, or entity upon behalf of which the person  
acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that  
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lisa D. Kay



Mail Tax Statements to: Kathleen Boozell, Trustee 537 S. Gardner Dr., Orange, CA  
92866

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NO PART OF A

STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR

BY ELECTRONIC OR MECHANICAL MEANS.



Daniel F. Coxie California Bar #190343  
1254 Irvine Blvd. Suite 210  
Tustin, CA 92780

Telephone: 714-730-8193 Fax 714-544-4194  
E-mail nexlaw@yahoo.com

Attorney for Kathleen Boozell

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

Date

10/5/09

CLERK OF COURT

In the Probate Court of the County of Klamath, Oregon

In the Matter of the Estate of:

John J. Roach

Deceased.

Estate No. 0904027CV  
SMALL ESTATE AFFIDAVIT  
TESTATE ESTATE

California  
STATE OF OREGON, County of Orange ss.

I, Kathleen A. Boozell, Trustee, being first duly sworn, depose and say that: I am  
☒ one of the claiming successors of the decedent ☐ a person named as personal representative in the decedent's will (indicate which).  
My address is 537 S. Gardner Dr., Orange, CA 92866, and my telephone  
number is 714-454-1507. This affidavit is made pursuant to ORS 114.505 to 114.560.

(1) Name of Decedent John J. Roach Age 85 Soc. Sec. No. 393-14-8023  
Domicile/Post Office Address 2327 N. Poinsettia Street, Santa Ana, CA 92706

(2) Decedent died on 06/28/2008, at 2327 N. Poinsettia, Santa Ana, CA  
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
<u>County of Klamath, State of Oregon: Lot 7, Block 17, First Addition to Klamath</u>	
<u>Forest Estates as Recorded in Klamath County, Oregon</u>	<u>\$15,000.00</u>

Personal Property Description	Fair Market Value
<u>None</u>	

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

(5) The decedent died testate, and the decedent's will is attached to this affidavit.

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

Name	Last Known Address
<u>Gerald J. Roach</u>	<u>2327 N. Poinsettia, Santa Ana, CA 92706</u>
<u>David J. Roach</u>	<u>2327 N. Poinsettia, Santa Ana, CA 92706</u>
<u>Kathleen A. Boozell</u>	<u>537 S. Gardner Dr., Orange, CA 92866</u>
<u>Jeffrey Venstrom</u>	<u>303 E. 60 #15A New York, NY 10022</u>
<u>Shawn Venstrom</u>	<u>4110 LaPortalada Dr., Carlsbad, CA 92010</u>

A copy of decedent's will and 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) Decedent's devisees, and the last address of each as known to affiant, are:\*

Name	Last Known Address
Kathleen Boozell, Trustee Roach Family Trust, dated July 6, 2005	537 S. Gardner Orange, CA 92866

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

(8) The interest in decedent's property described in this affidavit to which each devisee is entitled is:

Name	Interest
Kathleen Boozell, Trustee Roach Family Trust, July 6, 2005	100%

PLEASE NOTE :An earlier trust which held the subject real property was  
revoked on July 6, 2005. Title was never transferred out of that trust.

A copy of that Revocation of Trust Agreement is attached hereto and made a part hereof

(9) 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.

(10) 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.

(11) A copy of the affidavit showing the date of filing will be mailed or delivered to the Department of Human Services, Salem, Oregon.

(12) 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:

537 S. Gardner, Orange, CA 92866

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

(13) The claim(s), if any, listed in Section (10) 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.

*Kathleen Boozell*

TRUSTEE

9/22/2009

SIGNED AND SWORN TO before me on

SEE ATTACHED JURAT

Notary Public for Oregon. My commission expires

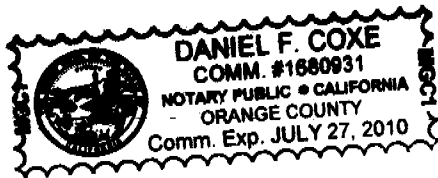
\*If any property of decedent's estate escheats (i.e., reverts to the state for want of an individual to inherit), use a portion of this paragraph to so state. Describe the property and interest therein which will escheat.

ORS 114.515 specifies maximum values for small estates. Before filing a small estate, review this statute to be sure the fair market value of the estate's property does not exceed these limits.

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.

State of California  
County of Orange

Subscribed and sworn to (or affirmed) before me on this 23<sup>rd</sup> day of September, 2009 by  
Kathleen A. Boozell, proved to me on the basis of satisfactory evidence to be the  
person(s) who appeared before me.



Signature Daniel F. Coxe