



2015-005843
Klamath County, Oregon
06/05/2015 03:22:14 PM
Fee: \$182.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Paul G. Leeberg and Elizabeth A. Leeberg
2085 NW Larch Ave
Redmond, OR 97756

Until a change is requested all tax statements
shall be sent to the following address:

Paul G. Leeberg and Elizabeth A. Leeberg
2085 NW Larch Ave
Redmond, OR 97756

File No. 38347AM

STATUTORY WARRANTY DEED

Donna J. Neilson (who acquired title as Donna J. Cook), James L. Vannoy, Gerald L. Vannoy, Donald J. Vannoy, Deanna L. Bilderback, Ricky Flintoff, James Flintoff, Treasa McCauley, Toni Hamilton and Tammy Hamilton

Grantor(s), hereby convey and warrant to

Paul G. Leeberg and Elizabeth A. Leeberg, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 2 in Block 9, FIRST ADDITION TO THE RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2309-024B0-04000-000 R132671

The true and actual consideration for this conveyance is **\$20,500.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Return to: AmeriTitle

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 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 DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 11 day of 1 2015, May

Donna J. Nielsen
Donna J. Nielsen

James L. Vannoy

Gerald L. Vannoy

Donald J. Vannoy

Deanna L. Bilderback

Ricky Flintoff

James Flintoff

Teresa McCauley

Toni Hamilton

Tammy Hamilton

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Dated this 11 day of May 2015.

Donna Nelson

James L. Vannoy

Gerald L. Vannoy

Donald J. Vannoy

Deanna L. Bilderback

Ricky Flintoff

James Flintoff

Treasa McCauley

Toni Hamilton

Tammy Hamilton

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Dated this 20 day of May 2015

Donna Nielson

James L. Vannoy

Gerald L. Vannoy
Gerald L. Vannoy

Donald J. Vannoy

Deanna L. Bilderback

Ricky Flintoff

James Flintoff

Teresa McCauley

Toni Hamilton

Tammy Hamilton

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Dated this 4 day of June, 2015

Donna Nielson

James L. Vannoy

Gerald L. Vannoy

James Vannoy

Donald J. Vannoy

Deanna L. Bilderback

Ricky Flintoff

James Flintoff

Tresa McCauley

Toni Hamilton

Tammy Hamilton

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Dated this 12 day of may, 2015.

Donna Nielson

James L. Vannoy

Gerald L. Vannoy

Donald J. Vannoy


Deanna L. Bilderback

Ricky Flintoff

James Flintoff

Teresa McCauley

Toni Hamilton

Tammy Hamilton

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Dated this 7 day of May, 2015.

Donna Nielson

James L. Vannoy

Gerald L. Vannoy

Donald J. Vannoy

Deanna L. Bilderback

Ricky Flintoff

Ricky Flintoff

James Flintoff

Tresa McCauley

Toni Hamilton

Tammy Hamilton

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Dated this 11 day of Nov, 2015

Donna Nielson

James L. Vannoy

Gerald L. Vannoy

Donald J. Vannoy

Deanna L. Bilderback

Ricky Flintoff


James Flintoff

Tresa McCauley

Toni Hamilton

Tammy Hamilton

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Dated this 7 day of May, 2015.

Donna Nielson

James L. Vannoy

Gerald L. Vannoy

Donald J. Vannoy

Deanna L. Bilderback

Ricky Flintoff

James Flintoff

Treasa McCauley

Treasa McCauley

Toni Hamilton

Tammy Hamilton

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Dated this 8 day of May, 2015

Donna Nielson

James L. Vannoy

Gerald L. Vannoy

Donald J. Vannoy

Deanna L. Bilderback

Ricky Flintoff

James Flintoff

Teresa McCauley

Toni Hamilton
Toni Hamilton

Tammy Hamilton

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Dated this 8 day of May, 2015.

Donna Nielson

James L. Vannoy

Gerald L. Vannoy

Donald J. Vannoy

Deanna L. Bilderback

Ricky Flintoff

James Flintoff

Teresa McCauley

Toni Hamilton

Tammy Hamilton
Tammy Hamilton

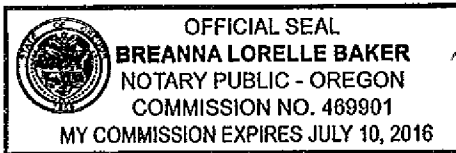
Escrow No. 38347AM

State of Oregon } ss

County of Clackamas }

On this 11th day of May, 2015, before me, Breanna Baker, a Notary Public in and for said state, personally appeared Donna Nielson, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Breanna Baker
Notary Public for the State of Oregon
Residing at: OnPoint Credit Union
Commission Expires: 7/10/2016

State of _____ } ss
County of _____ }

On this ____ day of _____, 20____, before me, _____, a Notary Public in and for said state, personally appeared _____, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of _____ } ss
County of _____ }

On this ____ day of _____, 20____, before me, _____, a Notary Public in and for said state, personally appeared _____, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

Escrow No. 38347AM

State of Oregon } ss

County of Clatsop }

On this 11th day of May, 2015, before me, Kelly N. Franzen, a Notary Public in and for said state, personally appeared James L. Vannoy, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Kelly N. Franzen
Notary Public for the State of Oregon
Residing at: 1885 Osma Rd West Linn
Commission Expires: 12-18-12-22-18

State of _____ } ss
County of _____ }

On this ____ day of _____, 20____, before me, _____, a Notary Public in and for said state, personally appeared _____, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

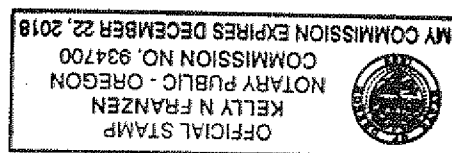
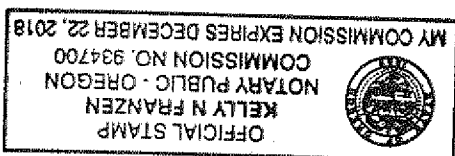
Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of _____ } ss
County of _____ }

On this ____ day of _____, 20____, before me, _____, a Notary Public in and for said state, personally appeared _____, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

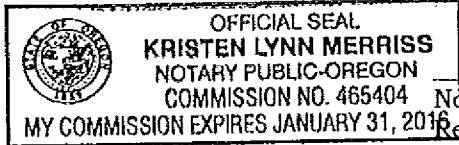


Escrow No. 38347AM

State of Oregon } ss
County of Clatsop }

On this 4 day of June, 2015, before me, Kristen Lynn Merriss, a Notary Public in and for said state, personally appeared Donald J. Van Hout, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



KLM
Notary Public for the State of Oregon
Residing at: Clatsop
Commission Expires: 1-31-16

State of _____ } ss
County of _____ }

On this ___ day of _____, 20___, before me, _____, a Notary Public in and for said state, personally appeared _____, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of _____ } ss
County of _____ }

On this ___ day of _____, 20___, before me, _____, a Notary Public in and for said state, personally appeared _____, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

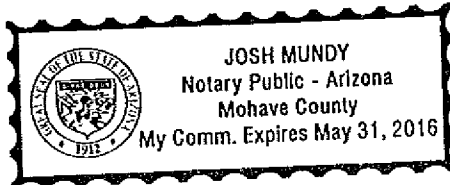
Escrow No. 38347AM

State of ARIZONA } ss

County of MOHAVE }

On this 20 day of May, 2015, before me, JOSH MUNDY, a Notary Public in and for said state, personally appeared GERALD L. VANNOY, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



[Signature]

Notary Public for the State of ARIZONA

Residing at: LHC, AZ

Commission Expires: 5/31/2016

State of _____ } ss

County of _____ }

On this ____ day of _____, 20____, before me, _____, a Notary Public in and for said state, personally appeared _____, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____

Residing at: _____

Commission Expires: _____

State of _____ } ss

County of _____ }

On this ____ day of _____, 20____, before me, _____, a Notary Public in and for said state, personally appeared _____, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____

Residing at: _____

Commission Expires: _____

Escrow No. 38347AM

State of Washington } ss

County of Cowlitz }

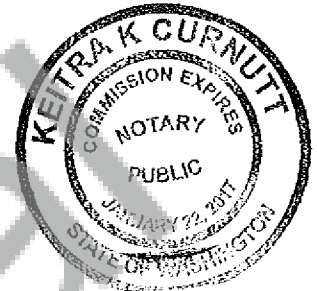
On this 12 day of May, 2015, before me, Keitra K Curnutt, a Notary Public in and for said state, personally appeared Deanna L Bilderback, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Keitra K Curnutt
Notary Public for the State of WA

Residing at: Woodland

Commission Expires: 1/22/17



State of _____ } ss

County of _____ }

On this ____ day of _____, 20____, before me, _____, a Notary Public in and for said state, personally appeared _____, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____

Residing at: _____

Commission Expires: _____

State of _____ } ss

County of _____ }

On this ____ day of _____, 20____, before me, _____, a Notary Public in and for said state, personally appeared _____, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____

Residing at: _____

Commission Expires: _____

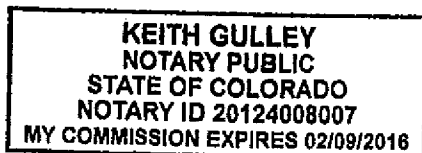
Escrow No. 38347AM

State of Colorado } ss

County of Douglas }

On this 7 day of May, 2013, before me, Keith Gulley, a Notary Public in and for said state, personally appeared Ricky Flintoff, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



A handwritten signature of Keith Gulley in black ink.

Notary Public for the State of Colorado
Residing at: 17011 Lincoln Ave Parker CO 80134
Commission Expires: 2/9/16

State of _____ } ss
County of _____ }

On this ____ day of _____, 20____, before me, _____, a Notary Public in and for said state, personally appeared _____, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of _____ } ss
County of _____ }

On this ____ day of _____, 20____, before me, _____, a Notary Public in and for said state, personally appeared _____, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

Escrow No. 38347AM

State of _____ } ss
County of _____ }

On this ____ day of _____, 20____, before me, _____, a Notary Public in and for said state, personally appeared _____, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of _____ } ss
County of _____ }

On this ____ day of _____, 20____, before me, _____, a Notary Public in and for said state, personally appeared _____, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

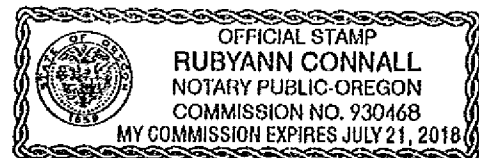
Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of Oregon } ss
County of Union }

On this 11th day of May, 2015, before me, RubyAnn Connall, a Notary Public in and for said state, personally appeared James Flintoff, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

RubyAnn Connall
Notary Public for the State of Oregon
Residing at: LaBande OR
Commission Expires: 7-21-18



Escrow No. 38347AM

State of _____ } ss
County of _____ }

On this ____ day of _____, 20____, before me, _____, a Notary Public in and for said state, personally appeared _____, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

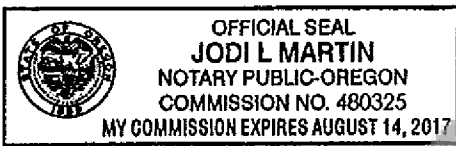
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of Oregon } ss
County of Umatilla }

On this 7th day of May, 2015, before me, Jodi Martin, a Notary Public in and for said state, personally appeared Teresa Macaulay, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Jodi L Martin
Notary Public for the State of Oregon
Residing at: 31247 Jay Ln, Hermiston, OR
Commission Expires: August 14, 2017

State of _____ } ss
County of _____ }

On this ____ day of _____, 20____, before me, _____, a Notary Public in and for said state, personally appeared _____, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

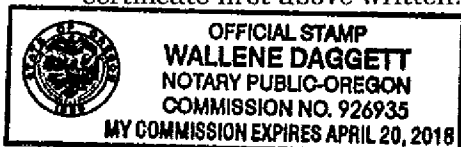
Escrow No. 38347AM

State of Oregon } ss

County of Union }

On this 8th day of May, 2015, before me, Wallene Daggett, a Notary Public in and for said state, personally appeared Toni Hamilton, known or identified to me to be the person(s) whose name(s) is/~~are~~ subscribed to the within Instrument and acknowledged to me that ~~he~~/she/~~they~~ executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Wallene Daggett
Notary Public for the State of Oregon
Residing at: Island City, Oregon
Commission Expires: 4-20-18

State of _____ } ss
County of _____ }

On this ____ day of _____, 20____, before me, _____, a Notary Public in and for said state, personally appeared _____, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of _____ } ss
County of _____ }

On this ____ day of _____, 20____, before me, _____, a Notary Public in and for said state, personally appeared _____, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

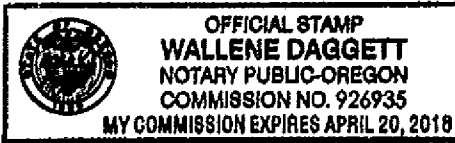
Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

Escrow No. 38347AM

State of Oregon } ss
County of Union }

On this 8th day of May, 2015, before me, Wallene Daggett, a Notary Public in and for said state, personally appeared Tammy Hamilton, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Wallene Daggett
Notary Public for the State of Oregon
Residing at: Island City, Oregon
Commission Expires: 4-20-18

State of _____ } ss
County of _____ }

On this ____ day of _____, 20____, before me, _____, a Notary Public in and for said state, personally appeared _____, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of _____ } ss
County of _____ }

On this ____ day of _____, 20____, before me, _____, a Notary Public in and for said state, personally appeared _____, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

STATE OF OREGON

CERTIFICATION OF VITAL RECORD

OREGON HEALTH AUTHORITY
CENTER FOR HEALTH STATISTICS
CERTIFICATE OF DEATH

5 APR 17 AM 11:17

STATE FILE NUMBER

705359

130 TAG NO

1. Legal Name First: Marjorie Middle: Mae Last: Flintoff		2. Death Date October 18, 2014	
3. Sex Female	4. Age 74 years	5. Social Security Number 542-46-8100	6. County of Death Multnomah
7. Birthdate July 19, 1940	8. Birthplace Iowa City, Iowa	9. Decedent's Education High school grad. or GED	
10. Was Decedent of Hispanic Origin? No		11. Decedent's Race(s) White	12. Was Decedent Ever in U.S. Armed Forces? No
13. Residence: Number and Street 27708 SE Carl Street		14. City/Town Gresham	15. State or Foreign Country Oregon
16. Residence County Multnomah	17. Zip Code + 4 97080	18. Inside City Limits? Yes	
19. Marital Status at Time of Death Divorced		20. Spouse's Name Prior to First Marriage	
21. Usual Occupation Homemaker		22. Kind of Business/Industry Own Home	
23. Father's Name James VanDoy		24. Mother's Name Prior to First Marriage Lena Dorothy Herring	
25. Informant's Name Toni Hamilton		26. Informant's Relationship to Decedent Daughter	27. Informant's Address 162309 W. Warner Hill Lane, Summerville, OR 97878
28. Place of Death Hospital-Inpatient		29. Facility Name Legacy Mount Hood Medical Center	
30. Location of Death 24800 SE Stark Street		31. City/Town or Location (if not in Oregon) Gresham	32. State Oregon
33. Method of Disposition Cremation		34. Place of Disposition PFS Crematory Gresham	35. Location Gresham, Oregon
36. Name and Complete Address of Funeral Facility Bateman Carroll Funeral Home 520 W. Powell Boulevard Gresham, Oregon 97030			
37. Date of Disposition 11/20		38. Funeral Director's Name Robert Caffery	39. OR License Number CO-3482
40. Registrar's Signature <i>[Signature]</i>		41. Date of Death 10/24/2014	42. Local File Number 705359
43. Amendment			

44. Was case referred to Medical Examiner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		45. Were autopsy findings available to complete the cause of death? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		46. Time of Death 11:45p
CAUSE OF DEATH				
47. Enter the chain of events, diseases, injuries, or conditions that directly caused the death. DO NOT ENTER IMMEDIATE CAUSE. Approximate interval: 2.5 years				
48. Enter the immediate cause of death. DO NOT ENTER IMMEDIATE CAUSE. Approximate interval: 2.5 years				
49. Enter the underlying cause of death. DO NOT ENTER IMMEDIATE CAUSE. Approximate interval: 2.5 years				
50. Enter the cause of death. DO NOT ENTER IMMEDIATE CAUSE. Approximate interval: 2.5 years				
51. Enter the cause of death. DO NOT ENTER IMMEDIATE CAUSE. Approximate interval: 2.5 years				
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98. Enter the cause of death. DO NOT ENTER IMMEDIATE CAUSE. Approximate interval: 2.5 years				
99. Enter the cause of death. DO NOT ENTER IMMEDIATE CAUSE. Approximate interval: 2.5 years				
100. Enter the cause of death. DO NOT ENTER IMMEDIATE CAUSE. Approximate interval: 2.5 years				

45-2DP (01/06)

I CERTIFY THAT THIS IS A TRUE, FULL AND CORRECT COPY OF THE ORIGINAL CERTIFICATE ON FILE OR THE VITAL RECORD FACTS ON FILE IN THE OREGON CENTER FOR HEALTH STATISTICS, OR A DELEGATED LOCAL OFFICE.

DATE ISSUED: OCT 24 2014

THIS COPY IS NOT VALID WITHOUT INTACT STATE SEAL AND BORDER.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

JENNIFER A. WOODWARD, PH.D.
STATE REGISTRAR

167801656
CEDT
Certificate - Death
2626086



Unofficial Copy



* 0 0 4 9 1 9 4 7 4 *

004919474

\$111.00
8.00
\$119.50
D/1

15 APR 17 AM 11:17

FILED

IN THE PROBATE COURT OF MULTNOMAH, COUNTY, OREGON

15PB01665

In the Matter of the Small Estate of)

) Case No.

MARGIE M FLINTOFF)

Deceased.)

AFFIDAVIT OF CLAIMING
SUCCESSOR
(SMALL ESTATE AFFIDAVIT)

Definitions.

a. Affiant. The person signing this affidavit is the "affiant." The affiant has specific legal duties under ORS 114.505 to 114.560.

b. Decedent. The "decedent" is the person who died leaving an estate that needs to be paid to creditors or transferred to heirs or devisees.

c. Estate. The "estate" means all of the decedent's property that is subject to administration by a court in Oregon. This does not include property that transfers automatically to others following death (such as joint bank accounts).

d. Heirs. The "heirs" are the people who would inherit the decedent's estate under Oregon's laws of intestacy, ORS 112.017 to 112.115.

e. Devisees. The "devisees" are the people named in the will to receive the decedent's estate. Charities can also be devisees.



1 STATE OF OREGON)
2) ss.
3
4 County of Multnomah)
5

6 I swear that the following statements are true:

7 I. **The affiant.** My name and address are: Toni J. Hamilton.
8 62309 Wagoner Hill Lane Sumnerville, OR 97876
9 I have authority to file this affidavit because: [check at least one that applies]

10 ☐ I am an heir of the decedent, and the decedent left no will.

11 ☐ I am a devisee of the decedent under the decedent's will.

12 X I am named the personal representative under the decedent's will.

13 ☐ I am a creditor and have not been paid the full amount owed to me within 60 days of
14 the decedent's death. Creditors must check the box that applies:

15 ☐ The decedent died intestate and without heirs. I have attached written
16 authorization from the Division of State Lands allowing me to file this small estate
17 proceeding, or

18 X Authorization from the Division of State Lands is not required because the
19 decedent died testate or left heirs.

20 II. **The decedent.**

21 Name: Margie M. Flintoff Age: 74

22 Soc. Sec. No: 542-46-8100

23 Home or mailing address: 27708 SE Carl Street Gresham, OR 97080

24 Date of death: 10-18-2014 Place of death: Gresham, OR

25 A certified copy of the death certificate is attached.

26
27 III. **The decedent's estate.** The following property is in the decedent's estate:
28

1 Real Property [attach a legal description]
2 (Legal descrip. ATTACHED)

Fair Market Value
[maximum total value \$200,000]

3 NNA W HACKET ROAD, LADINE, OR 97739

\$20,500

4 Personal Property [PERS accounts, bank accounts, jewelry, etc.]

Fair Market Value
[maximum total value \$75,000]

5 NONE

6
7 *["Fair market value" means the value of the property on the open market (between unrelated*
8 *parties), not reduced to reflect debts owed against the property. Do not include property that*
9 *transfers automatically to others following death (such as joint bank accounts).]*
10

11 **IV. Affidavit should be filed in Multnomah County.** This small estate affidavit should be filed
12 in Multnomah County because [check at least one that applies]:

13
14 ☒ The decedent died in Multnomah County.

15 ☒ At death, the decedent lived in or had a home in Multnomah County.

16 ☐ The decedent had property located in _____ County at death or
17 when this affidavit is filed.

18 ☒ Thirty or more days have passed since the decedent died.
19

20
21 **V. No probate estate exists.** No application or petition for the appointment of a personal
22 representative has been granted in Oregon. *[This means that no Oregon court has opened a*
23 *probate estate for the decedent.]*
24

25 **VI. Is there a will?** [Check the one that applies]

26 ☒ The decedent died testate (did leave a will). The original will (not a copy) is attached.

27 ☐ The decedent died intestate (did not leave a will).
28

3 Affidavit of Claiming Successor (Small Estate Affidavit)

VII. The heirs. The heirs of the decedent, and their addresses, are:

<u>Name of each heir</u>	<u>Relationship to decedent</u>	<u>Last-known address</u>
<u>Ricky Flintoff</u>	<u>Son</u>	<u>5408 S Fundy Circle Centennial, CO 80015</u>
<u>James Flintoff</u>	<u>Son</u>	<u>67776 Hunter RD Summerville, OR 97876</u>
<u>Treasa McCauley</u>	<u>Daughter</u>	<u>1590 W Highland Ave # 705 Hermiston, OR 97838</u>
<u>Toni Hamilton</u>	<u>Daughter</u>	<u>62309 Wagoner Hill Lane Summerville, OR 97876</u>
<u>Tammy Hamilton</u>	<u>Daughter</u>	<u>62331 Wagoner Hill Lane Summerville, OR 97876</u>

VIII. The devisees. *[This part only applies if the decedent left a will. If the decedent did not leave a will, write in "none."]*

The devisees named in the decedent's will, and their last-known addresses, are:

<u>Name of each devisee</u>	<u>Last-known address</u>
None	

IX. Notice to heirs and devisees. I promise to give to each heir and each devisee, if any, (1) a copy of this affidavit showing the date of filing and (2) a copy of the will, if the decedent died testate. I will do this by delivering or mailing the papers to the heirs and devisees at the last-known addresses. I will do this within 30 days after this affidavit is filed with the court.

X. Who gets what? The following people are entitled to the following property:

<u>Name of heir or devisee</u>	<u>Property to be received</u>
Ricky Flintoff	1/5
James Flintoff	1/5
Treasa McCauley	1/5
Toni Hamilton	1/5
Tammy Hamilton	1/5

[If a will exists, the will governs who gets what. If no will exists, the laws of intestacy apply (see the instructions). If one person is to receive the entire estate, state "entire estate" or "100% of

1 *residue" under "Property to be received." If, for example, three people share the estate equally,*
2 *state "one- third of residue" under "Property to be received."]*

3
4 **XI. Creditors.** Reasonable efforts have been made to ascertain the creditors of the estate. The
5 following expenses of or claims against the estate remain unpaid (including reimbursement owed
6 to someone who paid claims or expenses):

7
8

<u>Creditor's name</u>	<u>Last-known address</u>	<u>Type of claim & estimate or amount</u>
------------------------	---------------------------	---

9 NONE
10 *[If the estate has no creditors, write in "none."]*

11
12 **XII. Disputed claims.** I, as affiant, dispute the following claims against the estate:

13

<u>Creditor's name</u>	<u>Last-known address</u>	<u>Type of claim & estimate or amount</u>
------------------------	---------------------------	---

14 NONE
15 *[If the estate has no creditors making claims the affiant disputes, write in "none."]*

16
17 **XIII. Notice to creditors.** I promise to give each creditor listed in parts 11 and 12 above a copy
18 of this affidavit showing the date of filing. I will do this by delivering or mailing the papers to
19 the creditor at the last-known address. I will do this within 30 days after this affidavit is filed
20 with the court.

21
22 **XIV. Notice to Estate Administration.** Within 30 days after this affidavit is filed with the court,
23 I promise to mail a copy of the affidavit showing the date of filing to:

24 Department of Human Services
25 Estate Administration Unit 500
26 PO Box 14021
Salem, Oregon 97309-5024

Oregon Health Authority
Summer Street NE E20
Salem, Oregon 97301

27 **XV. Claims may be barred.** Some claims against the estate may be barred unless specific things
28

happen.

a. Claims against the estate not listed in this affidavit or in amounts larger than those listed in this affidavit may be barred unless:

i.) A claim is presented to the affiant within four months of the filing of the affidavit at the address stated in part 1 of this affidavit; or

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

b. If this affidavit lists one or more claims which the affiant disputes, any such claim may be barred unless:

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

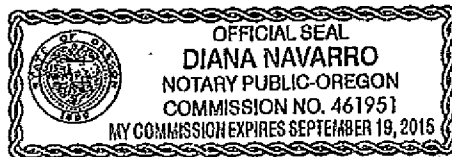
ii.) A personal representative of the estate is appointed within the time allowed under ORS 114.555.

I have read this affidavit. The statements it contains are true and correct to the best of my knowledge.

Toni J. Hamilton
Affiant

Telephone Number: 541-805-5382

Signed and sworn to before me on April 17, 2015, _____.



[Signature]
Notary Public for Oregon/
Clerk of the Court