

2019-002487

Klamath County, Oregon

RETURN TO:

Sarah Wolf, OSB #954576
727 SE Cass Ave Ste 318
Roseburg OR 97470



00237103201900024870160161

03/19/2019 08:56:54 AM

Fee: \$157.00

SEND TAX STATEMENTS TO:

Lillian & Richard Lundsten
196 Hoot N Holler Ln
Roseburg OR 97470


BARGAIN AND SALE DEED

Lillian Lundsten as Claiming Successor of the Estate of Eva Mae Stiles (also known as Eva M. Stiles), Douglas County, Oregon, Circuit Court Case No. 18PB07180, grantor, conveys to **Lillian Lundsten and Richard Lundsten, husband and wife, as Tenants by the Entirety**, grantee, the following described real property located in Klamath County, Oregon:

Lot 9, Block 2, Tract No. 1269, FIRST ADDITION TO COUNTRY GREEN, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$-0-. This is a distribution from the Small Estate of Eva Mae Stiles.

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.


Lillian Lundsten

Claiming Successor of the
Estate of Eva Mae Stiles

STATE OF OREGON)
) ss.
County of Douglas)

This instrument was acknowledged before me on the 8th day of March, 2019, by Lillian Lundsten as claiming successor of the estate of Eva Mae Stiles.

Mary A Roosa
Notary Public for Oregon



1 IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR DOUGLAS COUNTY

2 **Probate Department**

18PB07180

3 In the Matter of the Estate of)

Case No.

4)
5 **EVA MAE STILES,**)

AFFIDAVIT OF CLAIMING

6)
7 deceased.)

SUCCESSOR OF SMALL

TESTATE ESTATE

8)
9) Value of Estate: \$130,000

10) Small Estate Affidavit Fee: \$117

11) ORS 114.515(6) & ORS 21.145(4)

12 **STATE OF OREGON**)

13) ss:

14 County of Douglas)

15 I, Lillian Lundsten, being first duly sworn, say:

16 1.

17 **Claiming Successor.** I, Lillian Lundsten, am the nominated personal representative and
18 a devisee under the Will of the decedent, and claiming successor, as defined in ORS 114.505(1),
19 to the decedent's estate ("Affiant"), and make this Affidavit pursuant to ORS 114.505-114.560
20 ("the Affidavit").

21 2.

22 **Affiant Information.** The following information is given with regard to the Affiant:

23 (a) Name: Lillian Lundsten

Page 1 of 7 - **AFFIDAVIT OF CLAIMING SUCCESSOR OF SMALL TESTATE ESTATE**

- 1 (b) Post Office Address: 196 Hoot-N-Holler Lane
2 Roseburg OR 97470
- 3 (c) Relationship to decedent: Adult Child
4 Devisee under decedent's Will
5 Nominated Personal Representative
- 6 3.

7 **Decedent Information.** The following information is given with regard to the decedent:

- 8 (a) Name: Eva Mae Stiles
- 9 (b) Age: 100
- 10 (c) Date of Birth: November 1, 1917
- 11 (d) Domicile: Douglas County, Oregon
- 12 (e) Post Office Address: 196 Hoot-N-Holler Lane, Roseburg OR 97470
- 13 (f) Social Security No.: 544-05-2522
- 14 4.

15 **Decedent Date and Place of Death.** The decedent died on July 3, 2018, at Callahan
16 Court Memory Care, 1770 NW Valley View Drive, Roseburg, OR 97471; a certified copy of the
17 decedent's death certificate is attached as Exhibit 1 and incorporated by reference.

18 5.

19 **Probate Property Description.** The decedent's property subject to administration in
20 Oregon consists of the following:

21 Asset Description	Fair Market Value
22 <i>Real Property:</i>	
23 4603 Alt Way, Klamath Falls, Klamath County, Oregon	\$110,000
24 <i>Legal description:</i>	
25 Lot 9, Block 2, Tract No. 1269, FIRST ADDITION TO COUNTRY GREEN, according	
26 to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon	

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1 A copy of this Affidavit, including the Will and showing the date of filing, will be delivered
2 or mailed to each heir at the address last known to Affiant.

3 9.

4 **Devisees.** The decedent's devisees and their last address known to the Affiant are:

<i>Name</i>	<i>Relationship</i>	<i>Address</i>
Wesleyan Methodist Church	devisee	1964 Summers Lane Klamath Falls OR 97603
Duane Lundsten	grandson	PO Box 838 Carlton OR 97111
Diana Lundsten	granddaughter	196 Hoot-N-Holler Lane Roseburg OR 97470
Cathy Norris	granddaughter	25845 Floyd Avenue Sun City CA 92585
Kendra Eccles	granddaughter	22645 Iris Avenue Torrance CA 90505
Kari Singer	granddaughter	7801 Nancy Circle LaPalma CA 90623
Gary Stiles	grandson	5088 Sagewood Drive Rancho Cucamonga CA 91739
Lillian Lundsten	daughter	196 Hoot-N-Holler Lane Roseburg OR 97470

22 None of the devisees are minors.

23 Karen Stiles, listed as a devisee under Article II(1)(C) of the decedent's Will, died on
24 February 21, 2013. Karen Stiles was a daughter-in-law and not a blood relative to the decedent;
25 the Oregon anti-lapse statute does not apply and this gift lapses. Attached as Exhibit 3, and
26 incorporated by reference, is the memorial program for Karen Stiles.

1 A copy of this Affidavit, including the Will and showing the date of filing, will be delivered
2 or mailed to each devisee at the address last known to Affiant.

3 10.

4 **Devisee Interest in Estate.** The requirement is met in Article II(1) that the net estate
5 inventory value exceed \$100,000 before gifts listed in that section were effective.

6 All devisees interests have vested.

7 Therefore, the interest in the decedent's property described in this Affidavit to which each
8 devisee is entitled is:

<i>Name</i>	<i>Interest</i>	<i>Pursuant to Decedent's Will</i>
Wesleyan Methodist Church	\$10,000	Article II 1 A
Duane Lundsten	\$1,000	Article II 1 B
Diana Lundsten	\$1,000	Article II 1 B
Cathy Norris	\$1,000	Article II 1 B
Kendra Eccles	\$1,000	Article II 1 B
Kari Singer	\$1,000	Article II 1 B
Gary Stiles	\$1,000	Article II 1 B
Lillian Lundsten	Residue	Article II 2

18 11.

19 **Creditor Search.** Reasonable efforts have been made to ascertain creditors of the estate.
20 Claims against the estate remaining unpaid, including any known or estimated amount, and the
21 name and address of each creditor, as known to the Affiant are: None.

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12.

Creditor Disputes. The name and address of each person known to the Affiant to assert a claim against the estate which the Affiant disputes and the last-known or estimated amount:
None.

13.

Administrative Expenses. All administrative expenses, including court fees, recording fees, miscellaneous costs, and attorney fees, will be paid by the Affiant.

14.

State DHS Service. A copy of this Affidavit showing the date of filing will be mailed to:

OREGON DEPARTMENT OF HUMAN SERVICES
OREGON HEALTH AUTHORITY
ESTATE ADMINISTRATION UNIT
PO BOX 14021, SALEM OR 97309-5024

15.
16.

Creditor Statement. Claims against the estate not listed, or in amounts larger than those listed, may be barred unless: (a) a claim is presented to the Affiant within four months of the date of filing of this Affidavit, or (b) a personal representative of the estate is appointed within the time allowed under ORS 114.555.

16.

Creditor Deadline. If there is listed one or more claims that the Affiant disputes, any such claim 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.

17.

Construing Terms. Any noun or verb used in this Affidavit shall be construed as either singular or plural as the context requires.

Lillian Lundsten
Lillian Lundsten, Affiant

SUBSCRIBED AND SWORN to before me on the 12th day of September 2018, by Lillian Lundsten, as Affiant.



Lani K. Kimoto
Notary Public for Oregon

Claiming Successor
Lillian Lundsten
196 Hoot-N-Holler Lane
Roseburg OR 97470
Telephone: 541.672.3855

Attorney for Claiming Successor
Sarah Wolf, Attorney at Law
727 SE Cass Ave #318
Roseburg OR 97470
Telephone: 541.671.2500
Facsimile: 985.923.0291
Email: sarah@sarahwolf.us
OSB #954576

STATE OF OREGON

CERTIFICATION OF VITAL RECORD

9/18/2018 9:45 AM
18PB07180

OREGON HEALTH AUTHORITY CENTER FOR HEALTH STATISTICS CERTIFICATE OF DEATH

811084

I.D. TAG NO.

STATE FILE NUMBER

1. Legal Name First Eva		Middle Mae		Last Stiles		Suffix		2. Death Date July 03, 2018	
3. Sex Female		4. Age 100 years		5. Social Security Number 544-05-2522		6. County of Death Douglas			
7. Birthdate November 01, 1917		8. Birthplace Tacoma, Washington				9. Decedent's Education 8th grade or less			
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 1770 NW Valley View Drive				14. City/Town Roseburg					
15. Residence County Douglas		16. State or Foreign Country Oregon		17. Zip Code + 4 97471-1778		18. Inside City Limits? Unknown			
19. Marital Status at Time of Death Widowed				20. Spouse's Name Prior to First Marriage Ernest Ray Stiles					
21. Usual Occupation Potato Grader				22. Kind of Business/Industry Farming					
23. Father's Name Lyle E. Redfield				24. Mother's Name Prior to First Marriage Jennie - Icenbice					
25. Informant's Name Lillian J. Lundsten		26. Telephone Number Not Available		27. Relationship to Decedent Daughter		28. Mailing Address 196 Hoot N Holler Lane, Roseburg, OR 97470-9317			
29. Place of Death Licensed Residential Care Facility				30. Facility Name Callahan Court Memory Care Comm.					
31. Location of Death 1770 NW Valley View Drive				32. City/Town or Location of Death Roseburg		33. State Oregon		34. Zip Code + 4 97471	
35. Method of Disposition Burial		36. Place of Disposition Eternal Hills Memorial Gardens				37. Location Klamath Falls, Oregon			
38. Name and Complete Address of Funeral Facility Davenport's Chapel of The Good Shepherd 2680 Memorial Drive, Klamath Falls, Oregon 97601									
39. Date of Disposition TBD		40. Funeral Director's Signature William F Davenport				41. OR License Number CO-3104			
42. Registrar's Signature Deloris Wilkins				43. Date Received JUL 20 2018		44. Local File Number 17319			
45. Amendment									

7036669

TO BE COMPLETED BY FUNERAL FACILITY

EXHIBIT 1, Page 1 of 1

I CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL CERTIFICATE ON FILE OR THE VITAL RECORDS FACTS ON FILE IN THE OREGON CENTER FOR HEALTH STATISTICS.

JUL 20 2018

DATE ISSUED:

THIS COPY IS NOT VALID WITHOUT INTAGLIO STATE SEAL AND BORRIR.

JENNIFER A. WOODWARD, Ph.D.
STATE REGISTRAR



ANY ALTERATION OR FRAUDULENT USE OF THIS CERTIFICATE

WILL

I, EVA M. STILES, of Klamath County, Oregon, do hereby make, publish and declare this to be my Last Will, revoking all Wills herebefore made by me:

I.

I direct that my just debts be paid. I state that my beloved husband, ERNEST R. STILES, as well as my son, CLIFFORD R. STILES are now deceased.

II.

I devise my estate as follows:

1. In the event that my net estate, after all anticipated expenses of administration, is over \$100,000 according to the inventory, then I devise the following specific bequests:
 - A. To Wesleyan Methodist Church in Klamath Falls, Oregon, \$10,000.
 - B. I devise \$1,000 to each of my grandchildren, DUANE LUNDSTEN, DIANA LUNDSTEN, CATHY NORRIS, KENDRA ECCLES, KARI SINGER, and GARY STILES.
 - C. I devise \$1,000 to KAREN STILES.
2. All the rest, residue and remainder I devise to my daughter, LILLIAN LUNDSTEN, if she survives me.
3. If LILLIAN LUNDSTEN fails to survive me, then I devise all the rest, residue and remainder to RICHARD LUNDSTEN, if he survives me.
4. If neither LILLIAN or RICHARD LUNDSTEN survives me, then I devise all the rest, residue and remainder of my estate to my grandchildren, DUANE LUNDSTEN, DIANA LUNDSTEN, CATHY NORRIS, KENDRA ECCLES, KARI SINGER, and GARY STILES, to the survivor or survivors.

III.

I hereby appoint LILLIAN J. LUNDSTEN as Personal Representative of this, my Last Will, to act without bond, and in the event she is unable to act, then I name DUANE LUNDSTEN as such Personal Representative to serve without bond.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 10 day of Dec, 2004.

Eva Stiles (SEAL)

The foregoing instrument, consisting of this one page, was at the date hereof, by the said EVA M. STILES, signed, sealed, published and declared to be her Last Will in the presence of us who, at her request, in her presence, and in the presence of each other, have signed the same as witnesses hereto.

[Signature] Residing in Klamath County, Oregon.

[Signature] Residing in Klamath County, Oregon.

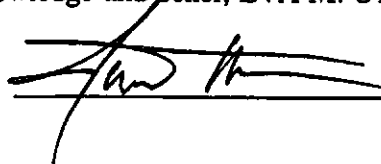
AFFIDAVIT OF ATTESTING WITNESS TO WILL

STATE OF OREGON]
]ss.
County of Klamath]

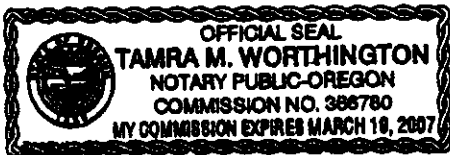
I, the undersigned, being sworn, say:

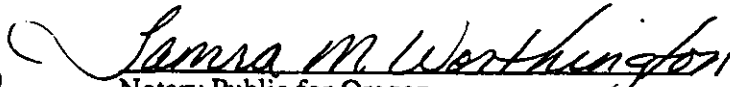
On the date of the attached will of EVA M. STILES in my presence the said EVA M. S signed the same and declared it to be her will whereupon at her request and in her presence I attested the v signing my name thereto.

To the best of my knowledge and belief, EVA M. STILES was at that time over the age years and of sound mind.



SUBSCRIBED AND SWORN by the affiant above named this 10th day of December 2004.




Notary Public for Oregon
My Commission expires: March 18, 07

AFFIDAVIT OF ATTESTING WITNESS TO WILL

STATE OF OREGON }
 }ss.
County of Klamath }

I, the undersigned, being sworn, say:

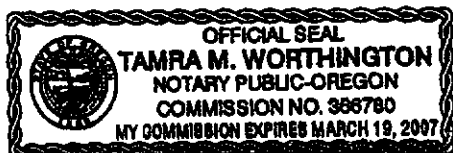
On the date of the attached will of EVA M. STILES in my presence the said EVA M. S' signed the same and declared it to be her will whereupon at her request and in her presence I attested the v signing my name thereto.

To the best of my knowledge and belief, EVA M. STILES was at that time over the age years and of sound mind.

Justin Throne

2004.

SUBSCRIBED AND SWORN by the affiant above named this 10th day of December



Tamra M. Worthington
Notary Public for Oregon
My Commission expires: March 19, 07

In Loving Memory



Karen Rae Stiles

September 28, 1936 ~ February 21, 2013

Do Not Stand At My Grave

Do not stand at my grave and weep!

I am not there, I do not sleep.

I am a thousand winds that blow

I am the diamond glints on snow

I am the sunlight on ripened grain.

I am the gentle autumn rain.

When you awaken in the morning's hush,

*I am the swift lifting rush of quiet birds in
circled flight.*

I am the soft stars that shine at night.

Do not stand at my grave and cry.

I am not there, I did not die.

In Loving Memory of
Karen Rae Stiles

Born
September 28, 1936

Passed Away
February 21, 2013

Service of Tribute and Love
Eternal Hills Chapel
Saturday ~ March 9, 2013 ~ 2:00 pm
Ernest Mathis, celebrant

Interment Location
Eternal Hills Memorial Gardens
Garden of Serenity Lot 43 C Space 1

Arrangements by
Eternal Hills Funeral Home