

2019-002488

Klamath County, Oregon



00237104201900024880160168

03/19/2019 09:01:59 AM

Fee: \$157.00

RETURN TO:

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

SEND TAX STATEMENTS TO:

Lillian Lundsten  
196 Hoot N Holler Ln  
Roseburg OR 97470

**ASSIGNMENT OF TRUST DEED BY BENEFICIARY**

Lillian Lundsten, who is the Claiming Successor of the Estate of Eva Stiles, the beneficiary under that certain Trust Deed dated September 16, 2002, executed and delivered by Angela M. Thomas, Grantor, to Amerititle, an Oregon Corporation, Trustee, in which Eva Stiles was the beneficiary, recorded on September 16, 2002 in Vol. M02 at Page 52820, in the land records of Klamath County, Oregon, and conveying real property in said county described as follows:

See Exhibit A.

hereby grants, assigns, transfers and sets over to Lillian Lundsten, individually, Assignee, all of the beneficial interest in and under said Trust Deed, together with notes, moneys and obligations therein described or referred to, with the interest thereon, and all rights and benefits whatsoever accrued or to accrue under said Trust Deed.

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

3/8/2019  
Date

Lillian Lundsten  
Lillian Lundsten  
Claiming Successor of the Estate of Eva Stiles

STATE OF OREGON       )  
                                      ) ss.  
County of Douglas       )

This instrument was acknowledged before me on the 8<sup>th</sup> day of March, 2019, by Lillian Lundsten.



Mary A Roosa  
Notary Public for Oregon

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

Beginning at the Northwest corner of Tract 10 in THE SUBDIVISION OF TRACTS 25 TO 32, inclusive, of ALTAMONT RANCH TRACTS, a platted subdivision in Klamath County, Oregon; thence South 87 degrees 58' East along the North line of said Tract 10, a distance of 174.12 feet; thence South 0 degrees 06 minutes East 124.92 feet, to the Northeast corner of a parcel of land deeded by George H. Stiles and Iva M. Stiles to V.O. Childers and Ada Childers, and described in a Deed recorded in Klamath Deed Records, Volume 132, Page 535; thence South 89 degrees 54' West 174 feet, more or less to the West line of said Tract 10; thence North 0 degrees 06' West, along said West line, a distance of 68.4 feet, thence North 88 degrees 48 minutes West (54.98 feet) thence North 1 degrees 40' West, 64.36 feet, to the North line of Tract 9 of said subdivision; thence South 87 degrees 58' East, along said North line, 56.77 feet to the point of beginning; being a portion of Tracts 9 and 10, Resubdivision of Tracts 25 to 32, inclusive, of ALTAMONT RANCH TRACTS.

**PARCEL 2:**

Beginning at a point on the line between Tracts 9 and 10 of the Subdivision of Tracts 25 and 32, inclusive, of ALTAMONT RANCH TRACTS, a platted subdivision of Klamath County, Oregon, which is South 0 degrees 06' East, a distance of 63.0 feet from the Northeast corner of said Tract 9, and which point of beginning is the Northwest corner of a parcel of land described in a deed recorded in Klamath County Deed Records, Volume 153, page 143; thence South 0 degrees 06' East, along the line between said Tracts 9 and 10, a distance of 68.4 feet, to the Northwest corner of a parcel of land described in a deed recorded in Klamath County Deed Records, Volume 132, Page 535; thence at right angles, South 89 degrees 54' West, 53.05 feet; thence North 1 degree 40' West, 69.7 feet; thence South 88 degrees 46' East, 54.98 feet to the point of beginning; being a portion of Tract 9 of the Subdivision of Tracts 25 to 32, inclusive, of ALTAMONT RANCH TRACTS.

**PARCEL 3:**

A strip of land ten feet wide and 134.06 feet long off the East side of a tract or parcel of land lying in Tract 9, Subdivision of Tracts 25 to 32, inclusive, of ALTAMONT RANCH TRACTS said tract being more particularly described in a deed recorded in Volume 186 page 201, Deed Records of Klamath County, Oregon, said strip hereby conveyed abuts upon the entire West line of a Tract owned by the said grantee and described in a Deed recorded in Volume 169 Page 125 Deed Records of Klamath County, Oregon;



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

5	<i>Name</i>	<i>Relationship</i>	<i>Address</i>
6	Wesleyan Methodist Church	devisee	1964 Summers Lane
7			Klamath Falls OR 97603
8	Duane Lundsten	grandson	PO Box 838
9			Carlton OR 97111
10	Diana Lundsten	granddaughter	196 Hoot-N-Holler Lane
11			Roseburg OR 97470
12	Cathy Norris	granddaughter	25845 Floyd Avenue
13			Sun City CA 92585
14	Kendra Eccles	granddaughter	22645 Iris Avenue
15			Torrance CA 90505
16	Kari Singer	granddaughter	7801 Nancy Circle
17			LaPalma CA 90623
18	Gary Stiles	grandson	5088 Sagewood Drive
19			Rancho Cucamonga CA 91739
20	Lillian Lundsten	daughter	196 Hoot-N-Holler Lane
21			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.

**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 12<sup>th</sup> 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

ID. 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 Debra 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 BORDER.

JENNIFER A. WOODWARD, PH.D.  
STATE REGISTRAR



ANY ALTERATION OR ERASURE VOIDS 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.

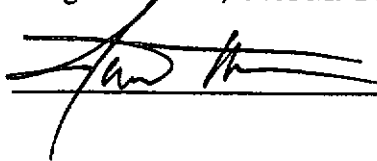
AFFIDAVIT OF ATTESTING WITNESS TO WILL

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. STILES signed the same and declared it to be her will whereupon at her request and in her presence I attested the signing my name thereto.

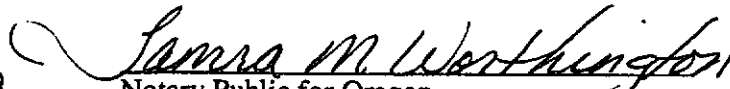
To the best of my knowledge and belief, EVA M. STILES was at that time over the age of \_\_\_\_\_ years and of sound mind.

  
\_\_\_\_\_

2004.

SUBSCRIBED AND SWORN by the affiant above named this 10<sup>th</sup> day of December



  
Notary Public for Oregon  
My Commission expires: March 19, 07

AFFIDAVIT OF ATTESTING WITNESS TO WILL

STATE OF OREGON                     }  
  } ss.  
County of Klamath                 }

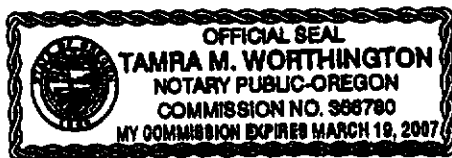
I, the undersigned, being sworn, say:

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.

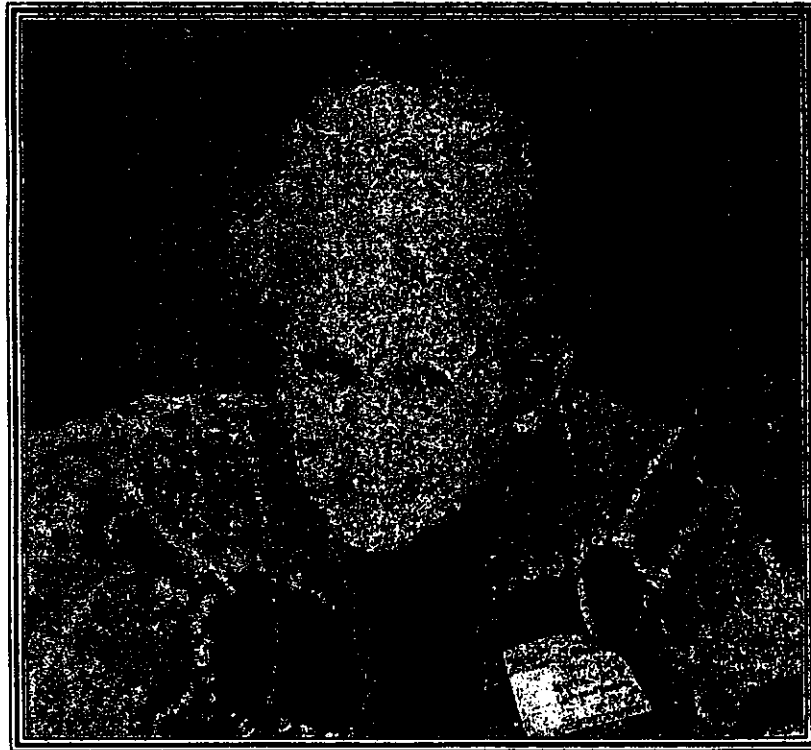
Justin Throne

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



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*