



AFTER RECORDING RETURN TO:
THE LAIDERMAN LAW FIRM, P.C.
SUITE 3
1067 N. MASON ROAD
ST. LOUIS, MO 63141

2019-004533

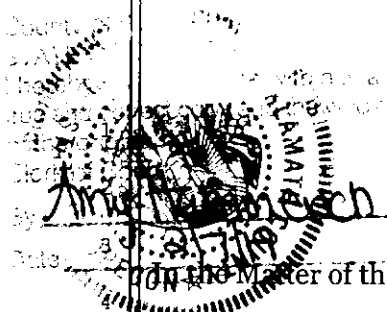
Klamath County, Oregon



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04/29/2019 01:43:01 PM

Fee: \$177.00



IN THE CIRCUIT COURT OF STATE OF OREGON
FOR THE COUNTY OF KLAMATH
Probate Department

FILED
STATE OF OREGON
KLAMATH CIRCUIT COURT

2019 FEB -7 AM 11:41

CLERK OF COURT

On the Matter of the Small Estate of:

Jeanne Andrich aka Lila Jeanne Carmody
Andrich

Deceased.

Brian Paul Andrich, Affiant

Case No.: 19PB01064

AFFIDAVIT OF CLAIMING SUCCESSOR
(SMALL ESTATE AFFIDAVIT)

[Chapter 595, Sections 13 and 22, Oregon
Laws 2011; ORS 114.515]

STATE OF
OREGON

ss.

County of Klamath

I swear that the following statements are true:

1. **The affiant.** My name and address are:

Brian Paul Andrich, 810 Delhurst Dr, Manchester, MO 63021

I have authority to file this affidavit because: *[check at least one that applies]*

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

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

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

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

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

☐ Authorization from the Division of State Lands is not required because the decedent dies testate or left heirs.

2. **The decedent.**

Jeanne Andrich aka Lila Jeanne Carmody

Name: ~~Andrich~~ ANDRICH

Age: 90

Soc. Sec. No.: 519-22-6732

Home or mailing address: 810 Delhurst Dr, Manchester, MO 63021

Date of death: 5/24/2018

Place of death: St. Louis County, Missouri

A certified copy of the confidential death record is concurrently filed herewith and is sealed in the court's record.



3. **The decedent's estate.** The following property is in the decedent's estate:

<u>Real Property</u>	<u>Fair Market Value</u>
<i>[attach a legal description]</i>	<i>[maximum total value \$200,000]</i>
See attached	\$10,820, per Assessor's RMV

<u>Personal Property</u>	<u>Fair Market Value</u>
<i>[PERs accounts, bank accounts, jewelry, etc.]</i>	<i>[maximum total value \$75,000]</i>
None	

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

4. **Affidavit should be filed in Klamath County.** This small estate affidavit should be filed in Klamath County because *[check at least one that applies]:*

- ☐ The decedent died in Klamath County.
- ☐ At death, the decedent lived in or had a home in Klamath County.
- ☒ The decedent had property located in Klamath County at death or when this affidavit is filed.

Thirty or more days have passed since the decedent died.

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

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

- ☒ The decedent died testate (did leave a will). **The original will was admitted to the St. Louis County Missouri Probate Court, a Court certified copy (not a copy) is attached.**
- ☐ The decedent died intestate (did not leave a will).

7. **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>
Brian Andrich	Adult Son	810 Delhurst Dr Manchester, MO 63021
Mark Andrich	Adult Son	PO Box 321 Ballwin, MO 63022

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

3 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>
Jeanne Andrich Living Trust, dated 6/21/05	810 Delhurst Dr.
c/o Brian Andrich, Trustee	Manchester, MO 63021

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

- 9 10. **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>
Jeanne Andrich Living Trust, dated 6/21/05	Entire Estate

12 *[If a will exists, the will governs who gets what. If no will exists, the laws of*
13 *intestacy apply (see the instructions). If one person is to receive the entire estate,*
14 *state "entire estate" or "100% of residue" under "Property to be received". If, for*
15 *example, three people share the estate equally, state "one-third of residue" under*
16 *"Property to be received".]*

- 17 11. **Creditors.** Reasonable efforts have been made to ascertain the creditors of the
18 estate. The following expenses of or claims against the estate remain unpaid
19 (including reimbursement owed to someone who paid claims or expenses):

<u>Creditor's name</u>	<u>Last-known address</u>	<u>Type of claim & estimate or amount</u>
None		

22 *[If the estate has no creditors, write in "none"]*

- 23 12. **Disputed Creditors.** I, as affiant, dispute the following claims against the estate:

<u>Creditor's name</u>	<u>Last-known address</u>	<u>Type of claim & estimate or amount</u>
None		

26 *[If the estate has no creditors making claims the affiant disputes, write in "none"]*

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

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

Department of Human Services & Oregon Health Authority
Estate Administration Unit
PO Box 14021
Salem, Oregon 97309-5024

15. **Claims may be barred.** Some claims against the estate may be barred unless specific things 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:

- 1) 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
- 2) 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:

- 1) A petition for summary determination is filed within four months of the filing of this affidavit; or
- 2) 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.

Brian P. Andrest
Affiant
Telephone Number: (636) 527-2989

SUBSCRIBED AND SWORN to before me this 15 day of August, 2018.

Natalie Heeley
NOTARY PUBLIC
My Commission expires: Aug 26, 19



ATTACHMENT TO AFFIDAVIT OF CLAIMING SUCCESSOR

(SMALL ESTATE AFFIDAVIT)

JEANNE ANDRICH aka LILA JEANNE CARMODY ANDRICH, DECEASED

PARAGRAPH 3 - REAL PROPERTY LEGAL DESCRIPTION

Lot 18, Block 65, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 3 as recorded in the office of the County Recorder of Klamath County, Oregon

And also Subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property. (Including those set forth in the declaration of restrictions recorded on the 24th day of June, 1965 as Document No. 98476, Vol 362 Pages 400. Office of the Klamath County Oregon Recorder, all of which are incorporated herein by reference to said Declaration with the same effects as though fully set for the herein.)

*

- - Property Data Selection Menu - -

Owner: ANDRICH ANDREW S & JEANNE
Prop ID : R459603 (Real Estate) (59367) 810 DELHURST DR
Map Tax Lot: R-3811-003B0-01400-000 MANCHESTER, MO 63011
Legal : KLAMATH FALLS FOREST ESTATES HWY 66
PLAT #3, BLOCK 65, LOT 18

Situs : Year Built :
Living Area:

Name(s) :
Area : 036

Sale Info :

2017 Roll Values

Deed Type :	RMV Land \$	10,820 (+)
Instrument: M73-9303	RMV Improvements \$	0 (+)
2017 Tax Status * No Taxes Due *	RMV Total \$	10,820 (=)
Current Levied Taxes : 79.24	Total Exemptions \$	0
Special Assessments : 18.75	M5 Net Value \$	10,820
	M50 Assd Value \$	9,420

(AD) Alt Disp
(G)en Appr

(Y) primary
(O)wnership

(SE)condary
(H)istory

(L)and/Impr
(.) More

Enter Option from Above or <RET> to Exit: __

**Last Will
of
JEANNE ANDRICH**

I, JEANNE ANDRICH, also known as LILA JEANNE CARMODY ANDRICH, of St. Louis County, Missouri, make this Will and revoke all of my prior wills and codicils.

Article One

My Family

I am not now married.

The names and birth dates of my children are:

BRIAN PAUL ANDRICH, born May 28, 1953

MARK ANDREW ANDRICH, born October 27, 1955

All references to my children in my will are to these children.

Ja Ben JA

Article Two

Distribution of My Property

Section 1. Pour-Over to My Living Trust

All of my property of whatever nature and kind, wherever situated, shall be distributed to my revocable living trust. The name of my trust is:

JEANNE ANDRICH, sole Trustee, or her successors in trust,
under the JEANNE ANDRICH LIVING TRUST, dated June
21, 2005, and any amendments thereto.

Section 2. Alternate Disposition

If my revocable living trust is not in effect at my death for any reason whatsoever, then all of my property shall be disposed of under the terms of my revocable living trust as if it were in full force and effect on the date of my death.

Article Three

Powers of My Personal Representative

My personal representative shall have the power to perform all acts reasonably necessary to administer my estate, as well as any powers set forth in the statutes in the State of Missouri relating to the powers of fiduciaries. Further, I specifically authorize my personal representative to administer my estate without adjudication, order or direction of any court as authorized by law.

A handwritten signature in cursive script, appearing to read "Jeanne Andrich", written over a horizontal line.

Article Four

Payment of Expenses and Taxes and Tax Elections

Section 1. Cooperating with the Trustee of My Living Trust

I direct my personal representative to consult with the Trustee of my revocable living trust to determine whether any expense or tax shall be paid from my trust or from my probate estate.

Section 2. Tax Elections

My personal representative, in its sole and absolute discretion, may exercise any available elections with regard to any state or federal tax laws.

My personal representative shall not be liable to any person for decisions made in good faith under this Section.

Section 3. Apportionment

All expenses and claims and all estate, inheritance, and death taxes, excluding any generation-skipping transfer tax, resulting from my death and which are incurred as a result of property passing under the terms of my revocable living trust or through my probate estate shall be paid without apportionment and without reimbursement from any person. However, expenses and claims, and all estate, inheritance, and death taxes assessed with regard to property passing outside of my revocable living trust or outside of my probate estate, but included in my gross estate for federal estate tax purposes, shall be chargeable against the persons receiving such property.



Article Five


Appointment of My Personal Representative

I appoint BRIAN PAUL ANDRICH to be my personal representative.

If BRIAN PAUL ANDRICH cannot act, or is unwilling to act, I appoint MARK ANDREW ANDRICH as my successor personal representative.

I direct that my personal representatives not be required to furnish bond, surety, or other security.

I have initialed all of the pages of this Will, and have signed it on June 21, 2005.


JEANNE ANDRICH, Testatrix



The foregoing Will was, on the day and year written above, published and declared by JEANNE ANDRICH in our presence to be her Will. We, in her presence and at her request, and in the presence of each other, have attested the same and have signed our names as attesting witnesses and have initialed each page.

We declare that at the time of our attestation of this Will, JEANNE ANDRICH was, according to our best knowledge and belief, of sound mind and memory and under no undue duress or constraint.

Beverly K. Wolf
WITNESS

Address:

11853 Spruce Orchard
St. Louis, MO 63146

Jana Hart
WITNESS

Address:

4353 Walter Lane Apt C
St. Louis MO 63121

Ja [unclear] JA

(

(

Ja Buu JH



IN THE 21ST JUDICIAL CIRCUIT COURT, ST. LOUIS COUNTY, MISSOURI

Judge or Division:
PROBATE

Case Number: 18SL-PR02763

In the Estate of JEANNE ANDRICH, A/K/A, LILA JEANNE CARMODY
ANDRICH, Deceased.

FILED

12/04/18 11:53 AM
PROBATE DIVISION
ST. LOUIS COUNTY, MO

Commission to Prove Will

The State of Missouri to any court having a seal or judge thereof, notary public, mayor, or other chief officer in the County of St. Louis, State of MISSOURI.

You are empowered and requested to cause to come before you, **BEVERLY E. WOLFF**, attesting witness to an instrument in writing dated **21-JUN-2005**, of which the attached is a photocopy, purporting to be the Last Will and Testament of the decedent, and to examine under oath said witness, concerning the execution of said instrument.

The testimony of said witness thus taken, you will reduce to writing and cause said witness to subscribe the same, and you will certify to the Clerk of the Probate Division of the Circuit Court of St. Louis County, Missouri.

In Testimony Whereof, I, Clerk of the Probate Division of the Circuit Court in and for the said County of St. Louis County, Missouri have hereunto signed my name and affixed the seal of the said court on December 4, 2018.



JOAN M. GILMER, CIRCUIT CLERK

By: /s/PATTI M. O'LEARY, Deputy Clerk

NOTE: Witness should sign attached Return of Commission form.



IN THE 21ST JUDICIAL CIRCUIT COURT, ST. LOUIS COUNTY, MISSOURI

Judge or Division:
PROBATE

Case Number: 18SL-PR02763

In the Estate of JEANNE ANDRICH, A/K/A, LILA JEANNE CARMODY
ANDRICH, Deceased.

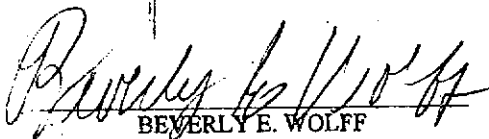
Return of Commission to Prove Will

To the Probate Division of the Circuit Court of St. Louis County, Missouri:

Pursuant to the authority given to me by the attached Commission, the undersigned, a Notary Public
within and for the County of St. Louis in the State of

Missouri, did on 12/6/18 (date) cause to come before me BEVERLY E. WOLFF
the witness named therein, who being by me duly sworn, on oath depose and said that:

Witness saw JEANNE ANDRICH, as testator, sign the writing as the Last Will and Testament dated 21-JUN-2005, a
photocopy of which is attached. Witness further states that said witness attested said instrument by subscribing their name in
the presence of the testator; that the testator was at that time of sound mind and more than 18 years of age; and that witness is
not named in said instrument as a legatee or devisee.


BEVERLY E. WOLFF

11853 SPRUCE ORCHARD DR.
ST. LOUIS, MO 63146
Address

Subscribed and sworn to before me on 12/6/18

I certify that the testimony of the witness was taken by me, reduced to writing, subscribed by the witness in my presence,
certified, and returned as directed by said Commission.

In witness whereof, I have set my hand and seal on the above date.

My commission expires: 5/4/20 Rhonda Suedum
☒ Notary

RHONDA SHEDRON
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: May 4, 2020
Commission #12413174

Office:

County: ST. LOUIS

State of: MISSOURI



IN THE 21ST JUDICIAL CIRCUIT COURT, ST. LOUIS COUNTY, MISSOURI

Judge or Division:
PROBATE

Case Number: 18SL-PR02763

In the Estate of JEANNE ANDRICH, Deceased.

FILED
12/04/18 12:18 PM
PROBATE DIVISION
ST. LOUIS COUNTY, MO

Commission to Prove Will

The State of Missouri to any court having a seal or judge thereof, notary public, mayor, or other chief officer in the County of St. Louis, State of MISSOURI.

You are empowered and requested to cause to come before you, **TINA HART**, attesting witness to an instrument in writing dated **21-JUN-2005**, of which the attached is a photocopy, purporting to be the Last Will and Testament of the decedent, and to examine under oath said witness, concerning the execution of said instrument.

The testimony of said witness thus taken, you will reduce to writing and cause said witness to subscribe the same, and you will certify to the Clerk of the Probate Division of the Circuit Court of St. Louis County, Missouri.

In Testimony Whereof, I, Clerk of the Probate Division of the Circuit Court in and for the said County of St. Louis County, Missouri have hereunto signed my name and affixed the seal of the said court on December 4, 2018.



JOAN M. GILMER, CIRCUIT CLERK

By: /s/PATTI M. O'LEARY, Deputy Clerk

NOTE: Witness should sign attached Return of Commission form.



IN THE 21ST JUDICIAL CIRCUIT COURT, ST. LOUIS COUNTY, MISSOURI

Judge or Division:
PROBATE

Case Number: 18SL-PR02763

In the Estate of JEANNE ANDRICH, Deceased.


Return of Commission to Prove Will

To the Probate Division of the Circuit Court of St. Louis County, Missouri:

Pursuant to the authority given to me by the attached Commission, the undersigned, a Notary Public
within and for the County of St. Louis in the State of

Missouri, did on 12/19/18 (date) cause to come before me TINA HART, the
witness named therein, who being by me duly sworn, on oath deposed and said that:

Witness saw JEANNE ANDRICH, as testator, sign the writing as the Last Will and Testament dated 21-JUN-2005, a
photocopy of which is attached. Witness further states that said witness attested said instrument by subscribing their name in
the presence of the testator, that the testator was at that time of sound mind and more than 18 years of age; and that witness is
not named in said instrument as a legatee or devisee.


TINA HART


1650 SHACKELFORD RD. 1074
FLORISSANT, MO 63031
Address

Subscribed and sworn to before me on 12/19/18

I certify that the testimony of the witness was taken by me, reduced to writing, subscribed by the witness in my presence,
certified, and returned as directed by said Commission.

In witness whereof, I have set my hand and seal on the above date.

My commission expires: 3/28/20


☐ Notary

Office:
County:
State of:

ERIC DONALD DARAIS
Notary Public - Notary Seal
State of Missouri, St Charles County
Commission Number 16120418
My Commission Expires Mar 28, 2020



IN THE 21ST JUDICIAL CIRCUIT COURT, ST. LOUIS COUNTY, MISSOURI

Judge or Division:
PROBATE

Case Number: 18SL-PR02763

In the Estate of JEANNE ANDRICH, A/K/A, LILA JEANNE CARMODY
ANDRICH, Deceased.

FILED
01/03/19 9:30 AM
PROBATE DIVISION
ST. LOUIS COUNTY, MO

Certificate and Order of Probate of Last Will and Testament (Non Self-Proving)

I, the undersigned official of the Probate Division of the Circuit Court, do hereby certify that on 21-AUG-2018, there is presented for probate an instrument in writing dated 21-JUN-2005, purporting to be the Last Will and Testament thereto dated of the decedent and having examined such written instrument finds that the instrument has been duly signed by the testator and witnessed by the attesting witnesses as required by law; as set forth in the testimony of said witnesses attached hereto and incorporated herein by this reference.

It is therefore ordered that said instrument be admitted to probate as the Last Will and Testament of the decedent, and further orders that this certificate be attached to said instrument and that the same be recorded as required by law.

In Testimony Whereof, I, Clerk of the Probate Division of the Circuit Court in and for St. Louis County, Missouri have hereunto signed my name and affixed the seal of the said court on 03-JAN-2019.

COURT SEAL OF



ST. LOUIS COUNTY

JOAN M. GILMER, Circuit Clerk

Patti M. O'Leary
By: PATTI M. O'LEARY, Deputy Clerk

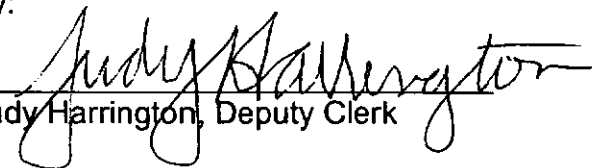
I certify and attest that the attached is a true copy of the original record of the Court in the estate of JEANNE ANDRICH, A/K/A, DECEASED, Case Number 18SL-PR02763 as it appears on file in my office. LAST WILL AND TESTAMENT.

January 10, 2019



JOAN M. GILMER, Circuit Clerk
St. Louis County Circuit Court

By:


Judy Harrington, Deputy Clerk

STATE OF MISSOURI)
) ss.
COUNTY OF ST. LOUIS)

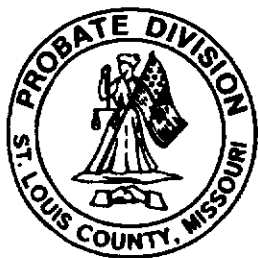
IN THE
CIRCUIT COURT OF ST. LOUIS COUNTY
STATE OF MISSOURI

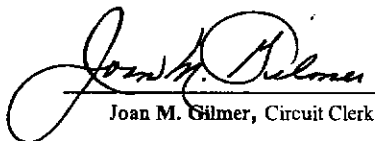
Estate of: JEANNE ANDRICH, A/K/A, DECEASED
Case No. 18SL-PR02763

Date January 10, 2019

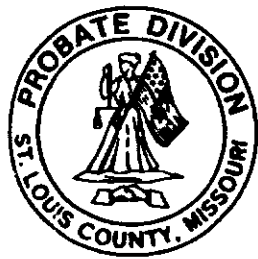
AUTHENTICATION CERTIFICATE
[PURSUANT TO ☐ 490.130 RSMo. & 28 U.S.C. ☐ 1738]

I, Joan M. Gilmer, Circuit Clerk of St. Louis County, State of Missouri, do certify that the papers attached to this certificate are true and correct copies of the originals on file in my office in this action, and that the originals thereof constitute and are a portion of the record of such proceedings in the Circuit Court of St. Louis County. Witness, my hand and official seal, affixed on the day written above.




Joan M. Gilmer, Circuit Clerk

I, the undersigned Judge of the Circuit Court of St. Louis County, State of Missouri, do certify that Joan M. Gilmer, who made and subscribed the attestation above is now, and was at the time of the execution of this certificate the Circuit Clerk of St. Louis County, and as such is the custodian of the records and papers of this court and that the attestation made by her in her official capacity is in proper form, and that her signature on this certificate is genuine. Witness, my hand and official seal, affixed on the day written above.




Hon. Ellen Sue Levy, Judge

I, Joan M. Gilmer, Circuit Clerk of St. Louis County, State of Missouri, do certify that the Judge whose genuine signature is subscribed to the certificate above is, and at the time of signing same was, a Judge of this Court, duly commissioned, sworn, and acting. Witness, my hand and official seal, affixed on the day written above.




Joan M. Gilmer, Circuit Clerk

MISSOURI

CERTIFICATION OF DEATH

DATE FILED: JUNE 15, 2018

STATE FILE NUMBER: 124-18-305717

DECEDENT NAME: JEANNE CARMODY ANDRICH

SEX: FEMALE

DATE OF DEATH: MAY 24, 2018

COUNTY OF DEATH: ST LOUIS CNTY

DATE OF BIRTH: SEPTEMBER 9, 1927

MARITAL STATUS: WIDOWED

EVER IN ARMED FORCES: NO

SOCIAL SECURITY NUMBER: 519-22-6732

RESIDENCE ADDRESS: 307 SOUTH WOODS MILL ROAD
CHESTERFIELD, MISSOURI

SURVIVING SPOUSE:
(IF WIFE, MAIDEN NAME):

FUNERAL HOME: SCHRADER FUNERAL HOME AND CREMATORY
UNDERLYING CAUSE (ICD CODE): MANNER: ACCIDENT

COMPLICATIONS FOLLOWING FRACTURE OF RIGHT FEMUR
SIG COND: DEMENTIA; HYPERTENSIVE CARDIOVASCULAR DISEASE; CHRONIC
OBSTRUCTIVE PULMONARY DISEASE

ISSUED ON BEHALF OF MO DEPT HEALTH & SENIOR SERVICES: ST LOUIS CNTY
THIS IS A TRUE CERTIFICATION OF NAME AND DEATH FACTS AS RECORDED BY THE BUREAU OF VITAL RECORDS, JEFFERSON CITY, MISSOURI.

DATE ISSUED: JUNE 18, 2018

Craig B. Ward
Craig B. Ward
State Registrar of Vital Statistics



THE REPRODUCTION OF THIS DOCUMENT IS PROHIBITED BY LAW.
ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATION.