

DECLARATION OF HEIRSHIP, INHERITANCE,
DOMICILE AND INDEMNITY AGREEMENT

FILED FOR RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. TITLE

JUL 25 3 19 PM '94

P. Lowry
AUDITOR

GARY H. OLSON

STATE OF OREGON)
County of Multnomah) ss.

BOOK 144 PAGE 709

120093 I, ROGER M. CHRISTAL, residing at 5107 N.E. Hancock, Portland,
Oregon 97213, being first duly sworn, depose and say that:

1. VERNA M. CHRISTAL died in Portland, Oregon, October 5,
1993.

2. At the time of her death, she was a widow. Her spouse,
MILLARD E. CHRISTAL, died in Portland, Oregon on August 6, 1985.

3. The sole surviving heirs at law of the decedent are
CAROLE A. CHRISTAL and ROGER M. CHRISTAL. CAROLE A. CHRISTAL is
disabled, and ROGER M. CHRISTAL is serving as the Guardian of her
person and the Conservator of her estate under Multnomah County
Circuit Court Case No. 8512-92565. The sole residual beneficiary
of the Last Will And Testament of decedent, VERNA M. CHRISTAL, is
ROGER M. CHRISTAL. The deceased, VERNA M. CHRISTAL, left no
children or children of children who predeceased her.

4. The expenses of the last illness and burial of VERNA M.
CHRISTAL, and other claims against decedent's estate, have been
settled and paid.

5. There are no federal estate taxes due or Washington
inheritance taxes due.

6. The purpose of this affidavit is to induce SKAMANIA
COUNTY TITLE COMPANY to accept such affidavit in forbearance of a
demand made by said title insurance company to probate the

PAGE 1 - DECLARATION OF HEIRSHIP, INHERITANCE,
DOMICILE AND INDEMNITY AGREEMENT

Registered	<input checked="" type="checkbox"/>
Indexed. Dir	<input checked="" type="checkbox"/>
Filed	<input checked="" type="checkbox"/>
	<input type="checkbox"/>
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Glenda J. Kimmel, Skamania County Auditor
By: JLC Parcel # 2-5-26-1509
2-5-27-209

decedent's estate.

BOOK 144 PAGE 710

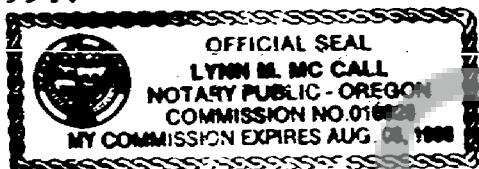
7. At the time of decedent's death, decedent owned property in Skamania County, described as follows: See attached Exhibits A and B, setting forth the description of said real property.

8. I, by my signature hereto, agree to indemnify and hold harmless SKAMANIA COUNTY TITLE COMPANY from any and all liability, obligations, expenses, legal fees or litigation costs which may incur as a result of a falsity or inaccuracy of any statement contained in the affidavit.

DATED this 6th day of July, 1994.

Roger M. Christal
ROGER M. CHRISTAL

SUBSCRIBED AND SWORN TO before me this 6th day of July, 1994.



Lynn M. McCall
NOTARY PUBLIC FOR OREGON
Commission No. 01622
My Commission Expires: 8/01/98

e:\wpdocs\chri-pro.doh

16777

REAL ESTATE EXCISE TAX

JUL 25 1994

PAID *Exempt*

sw
SKAMANIA COUNTY TREASURER

FILED

ENTERED
OCT 14 1992
IN REGISTER BY JD

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF MULTNOMAH

Probate Department

No. 931091786

In the Matter of the Estate)

of)

VERNA M. CHRISTAL,)

Deceased.)

ORDER ADMITTING WILL TO
PROBATE AND APPOINTING
PERSONAL REPRESENTATIVE

Upon the Petition of ROGER M. CHRISTAL for the probate of the
Will of the above-named decedent,

IT IS ORDERED:

1.

The Will dated July 9, 1992, filed with the Petition For
Probate of Will is hereby admitted to probate.

2.

ROGER M. CHRISTAL is appointed Personal Representative of the
estate.

3.

The Personal Representative is not required to file a bond, and

Page

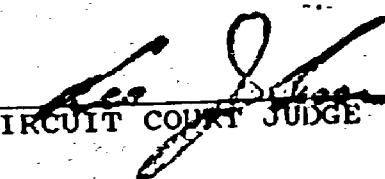
1 - ORDER ADMITTING WILL TO PROBATE; APPOINTING PERSONAL
REPRESENTATIVE

chri-pro.pet
CASTEEL & CARSON
Attorneys at Law
2036 N.E. 42nd Avenue
Portland, Oregon 97213
Telephone (503) 288-9291

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1 Letters shall be issued forthwith to the Personal Representative in
2 the manner provided by law.

3 DATED this 13th day of October, 1993.

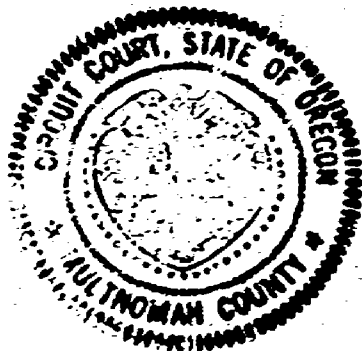
4
5 
6 CIRCUIT COURT JUDGE

7 Personal Representative:
8 Roger M. Christal
9 5107 N.E. Hancock
10 Portland, OR 97213
11 Telephone: (503) 288-5510

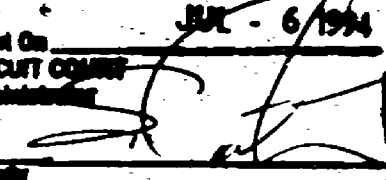
Attorney for Personal Rep.:
James L. Casteel, OSB #71201
CASTEEL & CARSON
2035 N.E. 42nd Avenue
Portland, OR 97213
Telephone: (503) 288-9291

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Page 2 - ORDER ADMITTING WILL TO PROBATE; APPOINTING PERSONAL REPRESENTATIVE

chri-pro.pet
CASTEEL & CARSON
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Portland, Oregon 97213
Telephone (503) 288-9291



STATE OF OREGON
COUNTY OF MULTNOMAH)ss
The foregoing copy has been compared
to certified by me as a full, true and correct
copy to the original on file in my office and
is my custody.
In testimony whereof, I have hereunto set
my hand and affixed the seal of the

JUL - 6/1994
Clerk Of
CIRCUIT COURT
Administrative
By 
Deputy

MULTNOMAH COUNTY OREGON
DEPARTMENT OF PROBATE

LETTERS TESTAMENTARY

BOOK 144 PAGE 713

CASE NO. 931091786

THIS CERTIFIES that the Will of Verna M. Christal

deceased, has been proved and Roger M. Christal

has/have been and is/are at the date hereof the duly appointed,
qualified and acting Personal Representative(s) of the Will and
estate of the decedent.

IN WITNESS WHEREOF, I, as Clerk of the Circuit Court of the
State of Oregon for the County of Multnomah, in which proceedings
for administration upon the said estate are pending, do hereby
subscribe my name and affix the seal of said court.

Dated this 13th day of October, 1993.

Clerk of the Court
By JANE L. DUDGEON

CERTIFICATE

STATE OF OREGON)
MULTNOMAH COUNTY) ss.

I, Administrator of the Circuit Court of the State of Oregon,
for Multnomah County, which Court has exclusive jurisdiction of
all probate proceedings in said County, do hereby certify that the
foregoing copy of Letters Testamentary has been compared by me
with the original, and that it is a correct transcript therefrom,
and of the whole of such original, as the same appears of record
in my office and in my custody.

I further certify that said Letters are now in full force and
effect.

In Testimony Whereof, I have hereunto set my hand and affixed
the seal of said Court.

This

JUL - 6 1994

ADMINISTRATOR

By

original in file

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ENTERED
FEB 08 1994
IN REGISTER BY SC

BOOK 144 PAGE 714

RECEIVED
FEB 10 1994

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

In the Matter of the Estate)
) No. 9310-91786
) INVENTORY
of)
VERNA M. CHRISTAL,)
) Deceased.)

I hereby certify that the following is a complete inventory of all the property of the estate that has come into my possession or knowledge, with my estimate of the respective true cash value of the property as of the date of death of the decedent:

	<u>Value</u>
<u>Real Estate:</u>	
Residence at 5107 N.E. Hancock, Portland, Oregon 97213; legal description: Lot 9, Block 47, and the South 25 feet of Lot 10, Block 47, ROSE CITY, in the City of Portland, County of Multnomah, State of Oregon	
Appraisal value:	\$136,000.00

Real Estate (continued):

1			
2	Washougal Cabin Property		
3	Legal description: 16 acres bare land,		
4	Skamania County, Washington, described		
	as Tax Lot 0200, R2S,T5,S27		
	Appraisal value:	64,000.00	
5	Land and vacation cabin, Skamania		
6	County, Washington, described as		
	Tax Lot 1500, R2,T5,S26		
	Appraisal value:	<u>165,000.00</u>	
7	Total Real Estate:		\$365,000.00

Contract Receivable:

9			
10	Contract receivable for sale		
11	of Skamania County property,		
12	payable by Ted Larson (payable		
	\$315/month, 9-1/2% interest		
	Unpaid principal balance 9/30/93:	<u>35,315.00</u>	
13	Total Contract Receivable:		35,000.00

Cash:

14			
15	First Interstate Bank of Oregon		
16	Checking Account No. 081 0 04690 6	\$21,268.42	
17	First Interstate Bank of Oregon		
	Money Market No. 081 0 06332 0	<u>233.75</u>	
18	Total Cash:		\$21,502.17

Securities:

19			
20			
21	Franklin Utilities Fund		
	4,902.798 shrs @ \$11.32 ea	\$55,499.67	
22	Delaware Group Delchester Fund		
23	6,034.690 shrs @ \$7.06 ea	42,604.91	
24	American Capital Corporation		
	Bond Fund-A		
25	3,458.709 shrs @ \$7.34 ea	25,386.88	
26			

1	<u>Securities (continued):</u>	
2	Dean Witter Liquid Asset Fund (cash only)	15,632.52
3		
4	Dean Witter Liquid Asset Fund (cash only)	749.39
5		
6	John Hancock Mutual Funds Freedom Short-term World Income Fund B 2,852.837 shrs @ \$9.22 ea	26,303.15
7		
8	American Funds The Income Fund of America 1,910.892 shrs @ \$14.73 ea	28,147.44
9		
10	PGE Bond (description to follow) Face amount:	<u>10,150.00</u>
11	Total Securities:	204,473.96
12		
13	<u>Miscellaneous:</u>	
14	1985 Chevrolet Celebrity automobile	\$1,200.00
15	Household goods, furniture and furnishings in small apartment	<u>1,075.00</u>
16	Total Miscellaneous:	<u>2,275.00</u>
17	TOTAL ESTATE VALUE:	<u>\$628,566.13</u>

Dated: 2 February, 1994.

R.M. Christal
ROGER M. CHRISTAL,
 Personal Representative



STATE OF OREGON
 COUNTY OF MULTNOMAH } ss
 The foregoing copy has been compared and
 is certified by me as a full, true and correct
 copy to the original on file in my office and
 in my custody.
 In testimony whereof, I have hereunto set
 my hand and affixed the seal of the

Court On JAN 15 1994
 CIRCUIT COURT
 Administrator

Thomas Steven De Oliver
 Deputy

EXEMPLIFICATION CERTIFICATE

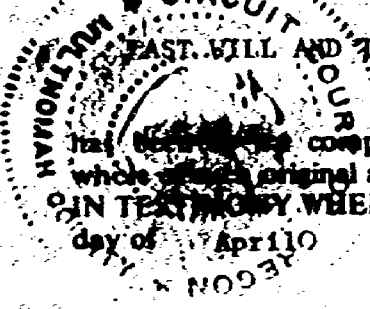
Case Title The Estate of Verna M. Christal

BOOK 144 PAGE 717

Case No. 931091786

STATE OF OREGON }
County of Multnomah } ss

I, the undersigned, Sheila Carter
of the Circuit Court of the State of Oregon, in and for Multnomah County, and the legal custodian of the records
and seals thereof, do hereby certify that the foregoing copy of



LAST WILL AND TESTAMENT OF VERNA M. CHRISTAL

has been compared with the original and that it is a true and correct transcript therefrom and from the
whole of the original as the same appears of record and on file in my office and in my custody.

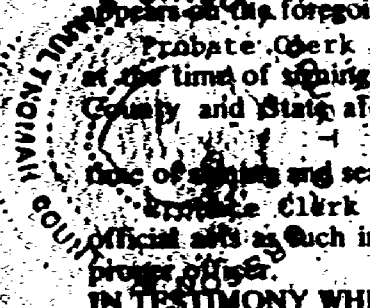
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the Court this 12th
day of April, A.D. 1994

Department of Probate

By Sheila Carter

STATE OF OREGON }
County of Multnomah } ss

I, Lee Johnson, the Presiding Judge of the Probate Court of the State of Oregon,
in and for Multnomah County, do hereby certify that Sheila Carter whose name
appears on the foregoing certificate of attestation, is the duly appointed and qualified



Probate Clerk for Multnomah County, State of Oregon, now is and was
at the time of signing and sealing the foregoing certificate, Clerk of the Circuit Court of the State of Oregon, in the
County and State aforesaid, and the keeper of the records and seals thereof and that Sheila Carter
whose name is subscribed to the foregoing certificate of attestation, is now and was at the
time of signing and sealing the foregoing certificate, the duly appointed and qualified

Probate Clerk and that full faith and credit of right ought to be given to all his
official acts as such in all courts of records and elsewhere. That said attestation is in due form of law and by the
proper officer.

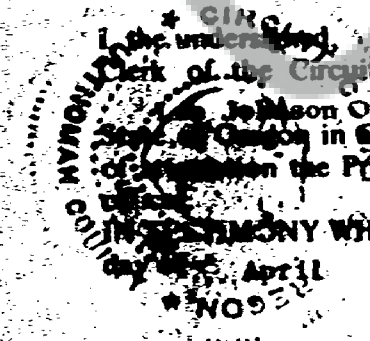
IN TESTIMONY WHEREOF, I have hereunto set my hand and official character this 12th
day of April, A.D. 1994

Presiding Judge of the Probate Court of the
State of Oregon for Multnomah County

Lee Johnson

STATE OF OREGON }
County of Multnomah } ss

I, the undersigned, Sheila Carter
Clerk of the Circuit Court of the State of Oregon, in and for Multnomah County, do hereby certify that
Lee Johnson is one of the duly elected and qualified Judges of said Court of the
State of Oregon in and for Multnomah County, and now is and was at the time of signing the foregoing certificate
of attestation the Presiding Judge of said Court and that said attestation is in due form of law and by the proper



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the Court this 12th
day of April, A.D. 1994

Department of Probate

By Sheila Carter

EXEMPLIFICATION CERTIFICATE

BOOK 144 PAGE 718

ENTERED
OCT 14 1993
IN REGISTER BY TO

LAST WILL AND TESTAMENT

OF

VERNA M. CHRISTAL

FILED
931091786

I, VERNA M. CHRISTAL, of Portland, Oregon, do make, publish and declare this to be my Last Will and Testament, and do revoke all other Wills and Codicils heretofore made by me.

ARTICLE I

I direct the payment out of my estate of all my just debts allowed in the course of administration, the expenses of my last illness and funeral and final interment, and the expenses of administration of my estate.

ARTICLE II

All estate, inheritance, transfer, succession and any other taxes plus interest and penalties thereon which become payable by reason of my death upon property passing under this instrument or otherwise, shall be paid out of the residue of my estate without reimbursement from the recipient and without apportionment.

ARTICLE III

My Personal Representative shall have sole discretion to: (a) claim deductions available to me or to my estate on inheritance or estate tax returns or on state or federal income tax returns; (b) use date-of-death values or alternative valuation date values for estate tax purposes; and (c) make any other election or decision available under any federal or state tax laws. Any such election or decision may be made regardless of the effect on any

beneficiary or on any interest passing under this Will or otherwise, and without adjustment between income and principal or among beneficiaries.

ARTICLE IV

I declare that I am a widow and that I have two children, namely, CAROLE A. CHRISTAL and ROGER M. CHRISTAL.

ARTICLE V

I give TEN THOUSAND AND NO/100 DOLLARS (\$10,000) to my nephew RICHARD W. BALE.

ARTICLE VI

I give all of the residue of my estate to my son ROGER M. CHRISTAL, if he survives me.

ARTICLE VII

If my said son does not survive me, then I give all of the residue of my estate to my grandson CORY EVAN CHRISTAL.

ARTICLE VIII

I hereby nominate and appoint my daughter-in-law LORI CHRISTAL as Conservator of the estate of my said grandson, to serve without bond, if it becomes necessary to appoint such conservator.

ARTICLE IX

I hereby nominate and appoint my son ROGER M. CHRISTAL as Personal Representative of my estate. In the event he shall predecease me, or for any reason be unable or unwilling to serve or continue to serve in this capacity, then I nominate and appoint my

BOOK 144 PAGE 720

nephew RICHARD W. BALE as Personal Representative of my estate. Each Personal Representative hereinabove named shall serve without bond.

IN WITNESS WHEREOF, I have hereunto set my hand to this, my Last Will And Testament, this 9th day of July, 1992.

VERNA M. CHRISTAL

The foregoing instrument, consisting of three (3) pages, including this page, on the date thereof was signed by VERNA M. CHRISTAL, and the testator declared it to be the testator's Last Will and Testament, whereupon, at testator's request and in the testator's presence and in the presence of each other, we signed the same as witnesses.

Joe L. Carter

Address:

2035 N.E. 42nd Avenue
Portland, Oregon 97213

Dyann M. McCall

Address:

2035 N.E. 42nd Avenue
Portland, Oregon 97213

AFFIDAVIT OF ATTESTING WITNESSES TO WILL

OF

VERNA M. CRISTAL

STATE OF OREGON)
) ss.
County of Multnomah)

I, JAMES L. CASTEEL, and I, LYNN M. MC CALL, each duly sworn, say:

I am one of the attesting witnesses to the Last Will and Testament of Verna M. CRISTAL, hereinafter referred to as testator, dated July 9, 1992, which Will is hereto attached.

Said Will was signed by the testator on the date it bears in the presence of each of us. At the request of the said testator, in the testator's presence, and in the presence of the other of the undersigned witnesses, I did then and there subscribed my name to the Will as an attesting witness.

To the best of my knowledge and belief, the said testator was then over the age of eighteen (18) years, of sound and disposing mind and memory, and not acting under duress or undue influence, and was not induced by misrepresentation or fraud to execute said Will.

James L. Casteel
Lynn M. McCall

SUBSCRIBED AND SWORN to before me this 9th day of July, 1992.

Deanna M. Abts
NOTARY PUBLIC FOR OREGON

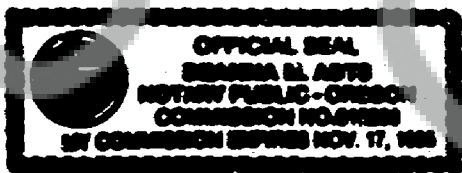


EXHIBIT "A"

A tract of land in the Northwest quarter of the Southwest quarter of Section 26, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington described as follows:

BEGINNING at a point on the section line between Sections 26 and 27, Township 2 North, Range 5 East of the Willamette Meridian, which point is 992.6 feet South of the quarter section corner common to Sections 26 and 27; running thence South 67 degrees 53 minutes East, 307.5 feet to a point on the meander line of the Washougal River, which point is the true place of beginning; running thence North 67 degrees 53 minutes West, 307.5 feet to a point on the section line between Sections 26 and 27; running thence South 242.7 feet along said section line to a point on the meander line of the Washougal River; thence Easterly and Northerly along the meander line of the Washougal River to the true place of beginning.

UNOFFICIAL COPY

EXHIBIT "A"

PARCEL I

That portion of land lying in the Northeast Quarter of the Southeast Quarter of Section 27, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, lying Northerly of the Washougal River and Southerly of the Washougal River Road.

EXCEPT THEREFROM THE FOLLOWING:

1. That portion conveyed to Washougal Timber Trails Association by instrument recorded in Book 59, Page 415.
2. That portion conveyed to Erma L. Maust Trustee, by instrument recorded November 26, 1990 in Book 122, Page 81.
3. That portion conveyed to Dan W. Embree et ux., by instrument recorded in Book 46, Page 241.
4. That portion conveyed to Charles D. Jonas et ux., by instrument recorded August 11, 1989 in Book 115, Page 355.
5. Lots 1, 2 and 3 of the M. E. Christal Short Plat, recorded in Book 1 of Short Plats, Page 86.
6. That portion conveyed to Myrno A. Madden et ux., by instrument recorded in Book 57, Page 124.

PARCEL II

That Portion of the Northwest Quarter of the Southwest Quarter of Section 26, Township 2 North, Range 5 East of the Willamette Meridian, in the County Skamania, State of Washington, lying Westerly of the Washougal River.

---continued---

EXHIBIT "A"
Page Two

EXCEPTING THEREFROM THE FOLLOWING:

1. That portion conveyed to Roger M. Christal et al., by instrument recorded in Book 84, Page 155.
2. That portion conveyed to Millard E. Christal et al., by instrument recorded in Book 35, Page 328.
3. That portion conveyed to Dorothy J. Nicholson et ux., by instrument recorded in Book 61, Page 930.
4. That portion conveyed to Russell D. Ward et ux., by instrument recorded in Book 35, Page 332.
5. Lot 4 of the Short Plat recorded in Book 1 of Short Plats, Page 86, Skamania County Records.