FILED FOR RECORD SKALLELLAD, WASH BY **Kiclpurki & Asso**

AUG 16 4 50 Pil '95 P. Sawry AUDITOR O GARY M. OLSON

AFFIDAVIT OF HEIRSHIP AND AFFIDAVIT IN SUPPORT 123059 OF COMMUNITY PROPERTY AGREEMENT

SS.

STATE OF WASHINGTON)

BOOK 151 PAGE 814

COUNTY OF SKAMANIA

FLORENCE WYNN JESSEN, being first duly sworn, on oath deposes and says:

1. This Affidavit provides information for the record regarding the following described real property:

Beginning at a point on the North line of the Highway through the Northwest quarter of the Northwest quarter of Section 1, Township 2 7 East of the Willamette Range Meridian, that was known prior to August 24, 1937 as State Highway No. 8, which is 300 feet West of the East line of the Northwest quarter of the Northwest quarter aforesaid and 235 feet South of the Northeast corner of that tract of land conveyed to the grantors by F. M. McKelvey by deed dated May 23, 1939; thence from said point South 63° 24' West 463.66 feet along the North line of the above mentioned highway to the initial point of the tract hereby conveyed; thence from said initial point North 18° 2' West 290.4 feet; thence South 71° 58' West 150 feet; thence South 18° 2' West 290.4 feet to the Northerly line of the Highway; thence North 71° 58' East along the Northerly line of said Highway 150 feet to the initial point of survey.

Subject to flowage easement granted to the United States of American and to easement for pipe line granted to Stevenson Water Co.

The property is commonly known as 0.01R Ryan-Allen Road, Stevenson, Skamania County, Washington. The statements set forth in this Affidavit are representations of fact and may be relied upon by all parties dealing with the above-described property.

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BOOK 151 PAGE 815

- 2. Richard A. Welsh and I were married in Portland, Oregon in or about 1930. By deed recorded in Book 28, Page 6, Auditor's File No. 28505, records of Skamania County, Washington, we purchased, as husband and wife, the above-described property.
- 3. Richard A. Welsh died on August 14, 1968, a resident of Skamania County, Washington. A certified copy of his death certificate is attached hereto and incorporated herein. There were no children born of our marriage. No will or probate of the estate of Richard A. Welsh was ever filed. Richard A. Welsh left no separate property at the time of his death.
- 4. On March 2, 1970 I married Hallen Jessen. During our marriage we continued to reside at 0.01R Ryan-Allen Road, Stevenson, Washington. In November of 1976 Hallen Jessen and I recorded a Community Property Agreement in Book 71, Page 973, records of Skamania County, Washington. Each of the parties to the Community Property Agreement were legally competent at the time of the Agreement and executed no subsequent Wills or any agreements that would have the effect of abrogating or nullifying the Agreement.
- 5. Hallen Jessen died on October 23, 1991, a resident of Skamania County, Washington. A certified copy of his death certificate is attached hereto and incorporated herein. There were no children born of our marriage. No will or probate of the estate of Hallen Jessen was ever filed. Hallen Jessen left no separate property at the time of his death.
- 6. All of the obligations of the marital communities composed of myself and of Richard A. Welsh and of myself and Hallen

BOOK 151 PAGE 816 Jessen were paid in full, and all expenses of last illness and for funeral and burial service of my decedent spouses were paid in full.

- I have resided at 0.01R Ryan-Allen Road, Stevenson, Washington, continually since it was purchased by Richard A. Welsh and me in 1940. I am informed and believe that the title records of Skamania County, Washington show that title to the property is vested in Richard A. Welsh and Florence W. Welsh as husband and wife.
- Based on the foregoing, I allege that I am the sole survivor of both Richard A. Welsh and Hallen Jessen, and that title to the subject property should have vested in my name alone, as a single woman, as of the death of Hallen Jessen.

D and sworn to before me this 40 day of lugued orence Wynn Jessen.

NOTARY PUBLIC in and for

the State of Washington My commission expires 4-18-78

CENTER FOR HEALTH STATISTICS

BOOK 151 PAGE 817

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OREGON HEALTH DIVISION CENTER FOR HEALTH STATISTICS

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I CERTIFY THAT THIS IS A TRUE, FULL AND CORRECT COPY OF THE ORIGINAL CERTIFICATE OR THE VITAL RECORD FACTS ON FILE IN THE VITAL RECORDS UNIT OF THE OREGON HEALTH DIVISION.

DATE ISSUED

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DATE ISSUED

JUL 05 1995

EDWARD J. JOHNSON II