

142435

BOOK 215 PAGE 103

FILED IN RECORD  
SKAMIA CO. WASH  
BY CLARK COUNTY TITLE

SEP 28 12 37 PM '01

*J. Olson*  
AUDITOR  
GARY M. OLSON

RETURN ADDRESS:

Clark County Title Company  
1400 Washington Street  
Suite 100  
Vancouver, WA 98660

Please print or type information

CC# 73820 MD

Document Title(s) (or transactions contained therein):

1. AFFIDAVIT/LACK OF PROBATE
- 2.
- 3.
- 4.

Reference Number(s) of Documents:

Grantor(s) (Last name first, then first name and initials)

1. WALKER, EDWARD
- 2.
- 3.
- 4.
5. ☐ Additional names on page of document.

Grantee(s) (Last name first, then first name and initials)

1. WALKER, HAZEL MARGARET
2. WALKER, RONALD EDWARD
3. DENNIS, LORNA WALKER
4. WALKER, PATRICIA JOAN
5. ☒ Additional names on page 1 of document.

REAL ESTATE EXCISE TAX

21789  
SEP 28 2001

PAID *Exempt*  
*W. J. Olson, Auditor*  
SKAMIA COUNTY TREASURER

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)  
#800 Section 30, Township 2N, Range 5E

☒ Additional legal on page 5 of document.

Assessor's Property Tax Parcel/Account Number

02-05-30-0-0800-00 *937-01*

☐ Additional on page of document.

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

*Maureen T. Duff*  
Signature of Requesting Party

AFFIDAVIT  
(Lack of Probate)

State of Washington

County of ClarkRonald E. Walker, being first duly sworn, deposes and says:

1. The undersigned affiant is the son of Edward Walker, who died June 15, 1976, at Quincy, State of Washington, then being a legal resident of Portland, County of Multnomah, State of Oregon.

## AFFIANT MUST PROVIDE A DEATH CERTIFICATE OF DECEDENT

2. Check the appropriate box below:

- ( ) Decedent and surviving spouse executed a Community Property Agreement dated \_\_\_\_\_, a copy of which is attached hereto.
- ( ) Decedent left no last Will.
- ( ) Decedent left a last Will which has neither been probated nor revoked; a copy of which is attached hereto.
- (X) Decedent left a Will which was probated in Multnomah County, State of Oregon. A copy of an Order Admitting Will to Probate, Decree of Distribution or equivalent court documentation is attached hereto.

3. The heirs at law of the decedent, including spouse, natural or adopted children, children of any predeceased child, brothers and sisters, and any surviving parents are as follows:

|   |                                   |
|---|-----------------------------------|
| • <u>HAZEL MARGARET WALKER</u><br>(Full Name)             | <u>87</u><br>(Age)                |
| <u>219 N.E. 110th, Portland, Ore 97220</u><br>(Residence) | <u>spouse</u><br>(Relationship)   |
| • <u>RONALD EDWARD WALKER</u><br>(Full Name)              | <u>54</u><br>(Age)                |
| <u>4828 Cedar St Astoria, Ore.</u><br>(Residence)         | <u>son</u><br>(Relationship)      |
| • <u>LORNA WALKER DENNIS</u><br>(Full Name)               | <u>45</u><br>(Age)                |
| <u>6118 N.E. Milton</u><br>(Residence)                    | <u>Daughter</u><br>(Relationship) |
| • <u>Patricia Joan Walker</u><br>(Full Name)              | <u>57</u><br>(Age)                |
| <u>HCR3 Box 13543, Keanan HI. 96749</u><br>(Residence)    | <u>Daughter</u><br>(Relationship) |
| • <u>Helen Walker Nelson</u><br>(Full Name)               | <u>78</u><br>(Age)                |
| <u>Phoenix, AZ.</u><br>(Residence)                        | <u>sister</u><br>(Relationship)   |

(attach additional page for additional names)

4. All debts of the decedent and/or the marital community, including, but not limited to all expenses due to decedent's last illness, funeral and burial, and all applicable federal and state succession or inheritance taxes have been fully paid, except as follows:

all paid in full



AFFIDAVIT (Lack of Probate)  
Page 2

5. The decedent ( ) had (X) had never received from the State of Washington assistance consisting of nursing facility services, home and community-based services, related hospital and prescription drug services, or any other type of medical assistance.
6. As of the date of death, the value of all community property of the decedent was approximately \$\_\_\_\_\_. The value of all separate property of the decedent was approximately \$\_\_\_\_\_.
7. Other facts regarding the decedent, decedent's estate, or matters which pertain to the current transaction:

THIS AFFIDAVIT IS MADE TO INDUCE CLARK COUNTY TITLE COMPANY (THE COMPANY) TO ISSUE ITS POLICIES OF TITLE INSURANCE ON REAL PROPERTY PASSING TO THE AFFIANT(S) IN RELIANCE UPON THE REPRESENTATIONS SET FORTH ABOVE. AFFIANT AGREES TO INDEMNIFY AND HOLD THE COMPANY HARMLESS FROM LOSS OR DAMAGE WHICH IT MAY SUFFER AS A RESULT OF SAID RELIANCE.

Ronald Edward Walker  
(Affiant's Full Name)

Sept 18, 2001  
(Date)

STATE OF WASHINGTON )  
COUNTY OF Clark ) ss

On this day personally appeared before me Ronald E. Walker to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the use and purposes therein mentioned.

Dated 9/18/01

Maxine L. Dyer  
Notary Public for and in the State of Washington  
Residing at Vancouver  
My appointment expires: 6-9-2003  
MAXINE L. DYER  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
JUNE 9, 2003

81-16(6)

BOOK 5 5/2/9/2

STEVEN H. HILL LAW FIRM, P.C., PORTLAND, ORE.

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In the Probate Department of the County of Multnomah, Oregon

Small estate of:  
EDWARD WALKER

Small Estate No. 816

**AFFIDAVIT OF CLAIMING SUCCESSOR  
TESTATE ESTATE**

STATE OF OREGON, County of Multnomah, ss.  
I, Hazel Walker, being first duly sworn, depose and say that: I am a devisee of

the above named decedent and a "claiming successor" to the following described portion of said decedent's estate. This affidavit is made pursuant to Chapter 710, Oregon Laws 1973.

(1) A description of all of decedent's property, including its location, the assessed value of the real property and the fair market value of the personal property, is:

Real Property Legal Description

Assessed Value

Location (County)

**FILED**

APR 8 1977

CIRCUIT COURT  
MULTNOMAH COUNTY, OREGON

Personal Property Description

Fair Market Value

Location (County)

1. Vendor's undivided 1/15 interest in contract of sale of Lot 3, Block 16, LINCOLN PARK, City of Portland, Multnomah County, Oregon
2. 3 shares Jantzen, Inc., common Certificate No. A66734 and A27580
3. 3 shares First National Bank of Oregon Certificate 51277 and 40904

920.00

Multnomah

59.82

57.00

(If space insufficient, continue on reverse)

(2) To affiant's best knowledge, there are no debts of decedent remaining unpaid;

(3) Decedent died June 15, 1976; a certified copy of decedent's death certificate is attached hereto;

(4) An application or petition for the appointment of a personal representative has not been granted in any jurisdiction;

(5) Decedent's heirs and relationships to the decedent and the last address of each as known to affiant are:

Hazel Walker

Wife

219 N.E. 110th Avenue  
Portland, Oregon

Patricia J. Walker

Daughter

12632 S.E. Steele, Portland, Oregon

Ronald E. Walker

Son

4555 N.E. 99th Ave., Portland, Oregon

Lorna D. Walker

Daughter

210 N.E. 110th Avenue, Portland, Oregon

A copy of this affidavit has been delivered to each heir or mailed to the heir at the last known address stated above;

(6) The decedent died testate; decedent's will is attached to this affidavit;

(7) Decedent's devisees and the last address of each as known to affiant are:

Hazel M. Walker

219 N.E. 110th Avenue  
Portland, Oregon 97220

A copy of this affidavit, including a copy of the death certificate and the will, has been delivered to each devisee or mailed to the devisee at the last known address stated above.

(8) The interest in decedent's property described in this affidavit to which each devisee is entitled is:

Hazel M. Walker

All of estate

(9) A copy of this affidavit has been mailed to the Public Welfare Division, Salem, Oregon.

Subscribed and sworn to before me on

April 7, 1977

Hazel M. Walker

Lynda O. Blower

Notary Public for Oregon. My commission expires 5/28/79

EXCERPT FROM CHAPTER 710, OREGON LAWS 1973: "Section 3. If the estate consists of personal property, having a fair market value of \$5,000 or less, or real property having an appraised value of \$10,000 or less, or personal property having a fair market value of \$5,000 or less and real property which, together, have an aggregate value of \$10,000 or less, not less than 30 days after the death of the decedent, the claiming successor may file an affidavit with the county clerk in the county where the decedent died or was domiciled or resided at the time of his death or in the county where the property of the decedent was located at the time of his death or is located at the time the affidavit is filed, to be made a part of the probate records."



STATE OF WASHINGTON  
DEPARTMENT OF SOCIAL AND HEALTH SERVICES  
HEALTH SERVICES DIVISION BUREAU OF VITAL STATISTICS  
OLYMPIA, WASHINGTON

WASHINGTON STATE DEPARTMENT OF SOCIAL AND HEALTH SERVICES  
BUREAU OF VITAL STATISTICS  
CERTIFICATE OF DEATH BOOK 215 PAGE 107

DECEASED—NAME Edward Walker SEX Male DATE OF DEATH 6 15 1976  
RACE White AGE 67 UNDER 5 YEAR UNDER 5 DAY DATE OF BIRTH 7 5 1914 COUNTY OF DEATH Grant  
CITY, TOWN, OR LOCATION OF DEATH Quincy HOSPITAL OR OTHER INSTITUTION Villager Inn (Hotel)  
STATE OF BIRTH Oregon CITIZEN OF WHAT COUNTRY USA MARRIED, NEVER MARRIED, WIDOWED, DIVORCED Hazel Gullings  
SOCIAL SECURITY NUMBER USUAL OCCUPATION Tax Appraiser KIND OF BUSINESS OR INDUSTRY Multnomah County (Ore.)  
RESIDENCE—STATE Oregon COUNTY Multnomah CITY, TOWN, OR LOCATION Portland STREET AND NUMBER 219 - N.E. 110th Ave.  
FATHER—NAME Henry Walker MOTHER—MAIDEN NAME Christine Miller  
INFORMANT—NAME Hazel Walker widow ADDRESS 219 - N.E. 110th Ave. Portland, Ore

PART I. DEATH WAS CAUSED BY:  
CORONARY OCCLUSION minutes  
PART II. OTHER SIGNIFICANT CONDITIONS:  
ACCIDENT, SUICIDE, HOMICIDE, OR UNDETERMINED INJURY DATE OF INJURY HOUR HOW INJURY OCCURRED  
INJURY AT WORK PLACE OF INJURY LOCATION  
CERTIFICATION—PHYSICIAN  
CERTIFICATION—CORONER  
CERTIFIER—NAME TYPE OR PRINT SIGNATURE DATE  
RICHARD D. ZORNES, CORONER G-16-15-1976  
ADDRESS 116 West 4th St. Moses Lake Wash 98837  
BURIAL, CREMATION, REMOVAL  
DATE 6-18-76 WILLAMETTE NATIONAL FUNERAL HOME 4733 - NE Thompson Portland, Ore  
FUNDING DONOR SIGNATURE DATE

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE COPY  
(PHOTOGRAPHIC OF THE RECORD ON FILE WITH THE WASHINGTON  
STATE BUREAU OF VITAL STATISTICS, OLYMPIA, WASHINGTON)

Fred W. Goodrich

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Exhibit A

The North half of the North 3/8 of the Southwest quarter of the Northwest quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington.

TOGETHER WITH an easement for access road over the North 15 feet of the South 1/2 of the North 3/8 of the Southwest quarter of the Northwest quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington.

Gary H. Martin, Skamania County Assessor

Date 9-22-01 Parcel # 02 05 30 00 0800 00  
810