Doc # 2005158827
Page 1 of 13
Date: 09/26/2005 09:13A
Filed by: SKAMANIA COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$44.00

	R RECORDING MAIL TO:	
	EEL & CARSON	
	N.E. 42ND AVENUE	
	land, OR 97213 : James L. Casteel	
ATTN:	SER 28218	
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Abbre	eviated Legal Description as follows: (i.e.	lot/block/plat or section/township/range/quarter/quarter)
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Assess	ssor's Property Tax Parcel/Account Num	ber(s):
	/ ///	26-0-0-1300-00
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DOC# **2005158827** Page 2 of 13

AFTER RECORDING MAIL TO:

James L. Casteel CASTEEL & CARSON 2035 N.E. 42nd Avenue Portland, OR 97213

AFFIDAVIT LACK OF PROBATE

STATE OF OREGON)	
) ss	š
County of Multnomal	h)	

ROGER M. CHRISTAL, being first duly sworn, deposes and says:

- 1. The undersigned affiant is the brother of CAROLE ANN CHRISTAL, who died June 14, 2004, at Portland, State of Oregon, then being a legal resident of Portland, Multnomah County, Oregon. Death certificate of CAROLE ANN CHRISTAL is attached.
- 2. Decedent Carole Ann Christal left a Will which was probated in Multnomah County, State of Oregon. A copy of an Order Admitting Will To Probate, and General Judgment Of Distribution are attached hereto.
- 3. Decedent was never married and never had children, and Roger M. Christal is her sole sibling. Decedent's father, MILLARD E. CHRISTAL, died August 6, 1985, and decedent's mother, VERNA M. CHRISTAL, died October 5, 1993. Therefore, the sole heir at law of the decedent is:

Full Name	Age	Relationship	Residence
ROGER M. CHRISTAL	58 years	Brother	6905 N.E. Sacramento St.
		. //	Portland OR 97213

Death certificates of MILLARD E. CHRISTAL and VERNA M. CHRISTAL are attached.

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: None.

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ORIGINAL-VITAL STATISTICS COPY

PLACE OF INJURY - At home, farm, street, factory, office building, etc. (Specify)

THIS IS A TRUE AND EXACT REPRODUCTION OF THE DOCUMENT OFFICIALLY REGISTERED AT THE OFFICE OF THE MULTNOMAH COUNTY REGISTRAR.

JUN 2 3 2004

415. LOCATION (Street and Number or Flural Route Number, City or Town, State)

Jawickham FN MS LILA WICKHAM, RN, MS COUNTY REGISTRAR MULTNOMAH COUNTY, OREGON THIS LORY IS NOT VALID WITHOUT INTAGLIO STATE SEAL AND BORDER.



DATE ISSUED:

☐ Homicide

C) Other Intervention
HESERVED FOR REGISTRAR'S USE

Legal Intervention

STATE UP UNEGUN

OREGON STATE HEALTH DIVISION DEPARTMENT OF HUMAN RESOURCES

Vital Records Unit

Local File	Number	CERTIFICATE OF	DEATH sa	e File Number
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DATE ISSUED:

r № 4026

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

SEP 15 2005

JENNIFER A. WOODWARD, Ph.D. STATE REGISTRAR

THIS COPY IS NOT VALID WITHOUT INTAGLIO STATE SEAL AND BORDER,

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OFFICIAL SEAL.

JAMES L. CASTEEL

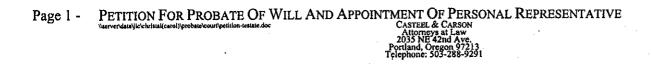
NOTARY PUBLIC - OREGON
COMMISSION NO.022129
MY COMMISSION EXPIRES APR. 15, 1997

STATE OF OREGON
COUNTY OF MULTNOMAH

I hereby certify that I am one of the attorneys for Personal Rep. in the within untitled cause, that I have prepared the foregoing copy of

death certificatend have carefully compared it with the original thereof, and that it is a true and correct copy of said original, and of the whole thereof.

1	
2	
3	In The Circuit Court Of The State Of Oregon
4	FOR THE COUNTY OF MULTNOMAH
5	Probate Department
6	In the Matter of the Estate) of No.
7)
8	CAROLE ANN CHRISTAL,) PETITION FOR PROBATE OF WILL) AND APPOINTMENT OF PERSONAL Deceased.) REPRESENTATIVE
9	
10	Petitioner alleges:
11	
12	The following information is given with regard to the decedent:
13	a. Name : CAROLE ANN CHRISTAL
14	b. Age; Date of Birth : 63 years; July 31, 1940
15	c. Domicile : Multnomah County, Oregon
16	d. Post Office Address : 6905 NE Sacramento Street Portland OR 97213
17	e. Date/Place of Death : June 14, 2004
18	Multnomah County, Oregon
19	f. Social Security No. : 544-44-6688
20	2.
21	The decedent died testate, leaving a Will dated May 3, 1979; said Will accompanies this
22	Petition and, with the attached Affidavit Of Witness To Signature Of Testator, is now offered for
23	probate. At the time of the execution of said Will, the decedent was of the age of 38 years or
24	thereabouts, of sound mind, memory and understanding, and was not acting under fraud, duress or
25	the undue influence of any person whomsoever; said Will was in all respects properly executed



and is the true Last Will And Testament of the said decedent.

26

1	3.
2	In said Will, decedent nominated your petitioner herein as Personal Representative of
3	decedent's Will, to serve without bond; your petitioner is of adult age and is in all respects
4	competent to serve as Personal Representative herein and is not disqualified so to serve under any
5	provision of ORS 113.095.
6	4.
7	Venue is established in the County of Multnomah, Oregon, in that at the time of her death,
8	a. decedent had a place of abode in said county; and
9	b. property of the decedent was located in said county, or is located in said county at
10	the time this petition is filed; and
11	c. decedent died in said county.
12	5.
13	Decedent's father, MILLARD E. CHRISTAL, and mother, VERNA M. CHRISTAL, having
14	predeceased decedent, the name and relationship to the decedent and post office address of
15	decedent's sole heir is:
16	Name/Address Relationship/Age, if minor
17	ROGER M. CHRISTAL Brother
18	6905 NE Sacramento Street Portland OR 97213
19	Reasonable efforts have been made to identify and locate all heirs of the decedent. Petitioner does
20	not know of any actual or possible omissions from the list.
21	6.
22	Decedent's father, MILLARD E. CHRISTAL, and mother, VERNA M. CHRISTAL, having
23	predeceased decedent, the name and post office address of the sole devisee of the decedent is:
24	Name/Address Age, if minor
25	ROGER M. CHRISTAL
26	6905 NE Sacramento Street Portland OR 97213

PETITION FOR PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE

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CASTEEL & CARSON
Attorneys at Law
2035 NE 42nd Ave.
Portland, Oregon 97213
Telephone: 503-288-9291

Page 2 -

1	7.
2	The extent and nature of assets of the estate are unknown at this time. Decedent's Will
3	provides that the petitioner herein shall serve without bond.
4	8.
5	Petitioner does not know of any person asserting an interest in the estate, or on whose
6	behalf an interest has been asserted, under ORS 113.035(7)(a)-(c).
7	9.
8	Petitioner has employed JAMES L. CASTEEL and CASTEEL & CARSON, Attorneys at Law,
9	to represent petitioner in this proceeding.
10	WHEREFORE, petitioner prays for an Order:
11	1. Declaring said Will to be the Last Will And Testament of decedent and admitting
12	the same to probate;
13	2. Appointing ROGER M. CHRISTAL as Personal Representative, to serve without
14	bond; and
15	3. For such further orders as the Court may deem proper.
16	DATED:
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18	al auxol
19	ROGER M. CHRISTAL, Petitioner
20	STATE OF OREGON)) ss.
21	County of Multnomah)
22	I, ROGER M. CHRISTAL, being first duly sworn, depose and say that I am the petitioner herein. I have read the foregoing Petition For Probate Of Will And Appointment Of Personal
23	Representative, know the contents thereof and the statements therein are true as I verily believe.
24	SUBSCRIBED AND SWORN TO before me this 181 day of June, 2004.
25	ROGER M. CHRISTAL OFFICIAL SEAL
26	NOTARY FUBLIC FOR OREGON My Commission Expires: 4-15-05 NOTARY FUBLIC-OREGON COMMISSION NO. 344645 MY COMMISSION EXPIRES APRIL 15, 2005
Page 3 -	PETITION FOR PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE CASTEEL & CARSON Attorneys at Law 2035 NE 42nd Ave. Portland, Oregon 97213 Telephone: 503-288-9291

1	Petitioner:	Attorney for Petitioner: James L. Casteel, OSB #71201
2	Petitioner: Roger M. Christal 6905 NE Sacramento Street	CASTEEL & CARSON 2035 NE 42nd Avenue
3	Portland OR 97213 Telephone: 503-288-5510	Portland OR 97213 Telephone: 503-288-9291
4		Telephone. 303-266-9291
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1	4.
2	The remainder of the estate assets after payment of the claims and expenses set forth above
3	are distributable to ROGER M. CHRISTAL.
4	5.
5	Consent to the Final Account and waiver of notice of time for filing objections thereto has
6	been filed by the sole devisee.
7	THEREFORE, IT IS HEREBY ORDERED AND ADJUDGED:
8	1. The Final Account and all interim accountings, if any, are approved;
9	2. The Personal Representative is directed to pay, or to retain funds for the payment
10	of, the remaining claims and expenses of administration as set forth above;
11	3. The Personal Representative is allowed and directed to pay attorney fees in the
12	amount of \$15,000.00, and administration costs advanced by the Personal Representative's
13	attorneys in the amount of \$87.07;
14	4. The Personal Representative is directed to make distribution of all remaining estat
15	property to ROGER M. CHRISTAL, and said property is hereby vested in him; and
16	5. Upon filing herein Receipt showing payment and distribution as herein directed, the
17	Personal Representative be discharged and Personal Representative's bond, if any, exonerated.
18	DATED: MAY 2 4 2005 , 2005.
19	and the second s
20	ELIZABETH WELCH
21	CIRCUIT COURT JUDGE
22	Submitted by: <u>Personal Representative</u> : <u>Attorney for Personal Representative</u> :
23	Roger M. Christal James L. Casteel, OSB #71201 6905 NE Sacramento Street CASTEEL & CARSON
24	Portland OR 97213 2035 NE 42nd Avenue Telephone: 503-288-5510 Portland OR 97213
25	Telephone: 503-288-9291
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ORDER APPROVING FINAL ACCOUNT (SHORT FORM); GENERAL JUDGMENT OF FINAL DISTRIBUTION

CASTEEL & CARSON
Attorneys at Law
2035 Ne 42nd Ave.
Portland, Oregon 97213
Telephone: 503-288-9291

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- 5. The decedent 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 \$None. The value of all separate property of the decedent was approximately \$75,000 of Washington real property.

7.	Other facts regarding the decedent	, decedent's estate,	or matters which	pertain to the
current transac	tion:			

THIS AFFIDAVIT IS MADE TO INDUCE FIRST AMERICAN TITLE INSURANCE COMPANY (THE COMPANY) TO ISSUE ITS POLICIES OF TITLE INSURANCE ON REAL PROPERTY PASSING TO THE AFFIANT 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.

DATE: September 19, 2005.

ROGER M. CHRISTAL

STATE OF OREGON

) ss.

County of Multnomah)

On this day personally appears before me ROGER M. CHRISTAL to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the use and purposes therein mentioned.

GIVEN under my hand and office seal this 19th day of September, 2005.



NOTAR PUBLIC FOR OREGON
My Commission Expires: 8 8 2008

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A tract of land located in the Northwest Quarter of the Southwest Quarter of Section 26, Township 2 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of said Section 26 South 992.6 feet from the Quarter corner common to Sections 26 and 27 said point being the initial point of the tract hereby described; thence Northeasterly to a point South 67°53' East 77.2 feet from a point on the West line of said Section 26, South 792.6 feet from the aforesaid Quarter corner; thence Northeasterly to a point South 67°53' East 83 feet, more or less, from a point on the West line of said Section 26, South 692.6 feet from the aforesaid Quarter corner; thence South 67°53' East 300 feet to a point on the meander line of the Washougal River; thence Southerly along the meander line of the Washougal River; to a point South 67°53' East 307.5 feet from a point on the West line of said Section 26, South 992.6 feet from the aforesaid Quarter corner, said point being the Northeasterly corner of a tract of land conveyed to Millard E. Christal, et ux, by deed recorded at Page 328 of Book 35 of Deeds, records of Skamania County, Washington; thence North 67°53' West 307.5 feet to the intersection with the West line of the said Section 26 to the initial point.

Gary H. Martin, Skamania County Assessor

Date 9-26-05 Parcel # 2-5-26-1360

Atm Parcel # 2-3-26-138