

WHEN RECORDED RETURN TO:

Thomas M. Krueger
1410 – 301 Place
Ocean Park, WA 98640

CCT 00151582 TB

DOCUMENT TITLE(S):

Affidavit for Lack of Probate and Title of Leasehold Interest

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR:

- 1. Thomas M. Krueger

GRANTEE:

- 1. The Public

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

SEP - 9 2015

TRUSTEE:

PAID See Encl 31461
Ms. J. O'Neil
SKAMANIA COUNTY TREASURER

ABBREVIATED LEGAL DESCRIPTION:

Cabin 134, of NORTHWOODS

Full Legal Description located on Page 11

TAX PARCEL NUMBER(S):

96 00 00 1 3 4000 00

☐ If this box is checked, then the following applies:
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.

Signature

**Affidavit for
Lack of Probate and
Title of Leasehold Interest**

STATE OF Washington)
)-ss.
COUNTY OF Clark)

THOMAS M. KRUEGER, being first duly sworn, deposes and says:

1. The undersigned Affiant is the surviving son and Personal Representative of the Estate of CAROLYN KRUEGER, aka CAROLYN MARY KRUEGER, who died on May 27, 2013, at Vancouver, State of Washington, then being a legal resident of Clark County, Washington. Her husband, Thomas James Krueger, passed away on April 20, 2000 and a copy of his death certificate is attached as Exhibit “A” and by this reference is made a part hereof. Thomas James Krueger left a Last Will which has not been probated nor revoked and gave his entire estate to CAROLYN M. KRUEGER. A copy of the Last Will of Thomas James Krueger is attached as Exhibit “B” and by this reference is made a part hereof. Decedent left a Last Will which is being probated in Clark County, State of Washington, under Clark County Superior Court Probate Case No. 14-4-00218-2.

2. The beneficiaries under the Last Will of decedent are as follows:

BENEFICIARIES

<u>Full Name</u>	<u>Age</u>	<u>Relationship</u>	<u>Residence</u>
Thomas M. Krueger	Majority	Son	Ocean Park, WA
John Krueger	Majority	Son	Portland, OR
Joseph Krueger	Majority	Son	Portland, OR
James Krueger	Majority	Son	Portland, OR
Jennifer Johnson	Majority	Granddaughter	Portland, OR
Colton Krueger	Majority	Grandson	Brush Prairie, WA

Justin Krueger

Majority

Grandson

Mt. Vernon, WA

3. CAROLYN M. KRUEGER and her deceased husband, Thomas James Krueger, acquired as community property a certain leasehold interest situated in the State of Washington, County of Skamania, legally described as follows:

Cabin situated on Lot 134 at the North Woods in Government Lots 4 and 8, Section 26, Township 7 North, Range 6 East, W.M., Skamania County, Washington (hereinafter "Cabin Leasehold Interest"),

by virtue of an Assignment, Assumption, and Consent instrument dated July 17, 1991, a copy of which is attached hereto as Exhibit "C" and by this reference is made a part hereof and Bill of Sale recorded in Book 124, Page 600, recorded on August 15, 1991 under Skamania County Auditor's File No. 111845. The Cabin Leasehold Interest has been held by CAROLYN M. KRUEGER and her deceased husband, Thomas James Krueger, since July 7, 1991, CAROLYN M. KRUEGER is entitled to the community interest of her deceased husband, Thomas James Krueger, pursuant to his Last Will, and they have had uninterrupted use and possession of the Cabin Leasehold Interest since then. No one has contacted the family of CAROLYN M. KRUEGER and her deceased husband, Thomas James Krueger, nor has anyone asserted any type of claim to the Cabin Leasehold Interest during such ownership.

4. All the debts of the decedent and 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 or provided for. As of the date of death, the value of all property of decedent was approximately \$113,000.00.

This affidavit is made to induce Clark County Title Insurance Company to issue its policy of title insurance and to induce Waterfront Recreation, Inc., to approve the lease assignment from the Decedent to Patrick and Heidi Murphy on the cabin situated on North Woods Lot 134 as legally described herein based in reliance upon the representations set forth above. Affiant and the Estate of Carolyn Krueger, Deceased, agree to indemnify and

hold Clark County Title Insurance Company and Waterfront Recreation, Inc., harmless from loss or damage which it may suffer as a result of said reliance.


THOMAS M. KRUEGER

Date: 8-31-15

SUBSCRIBED AND SWORN to before me this 31st day of August, 2015, by THOMAS M. KRUEGER, individually and as Personal Representative for the Estate of CAROLYN M. KRUEGER, Deceased.

T. L. BARRETT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 9, 2016


NOTARY PUBLIC
Residing in Vancouver.
My Commission Expires: 09-16

Unofficial Copy

STATE OF WASHINGTON
DEPARTMENT OF HEALTHHealth
CERTIFICATE OF DEATH

146

STATE FILE NUMBER

1. NAME (Last, first, middle) Thomas James KRUEGER		2. SEX (M/F) M	3. DEATH DATE (Mo., Day, Yr.) April 20, 2000
4. AGE (Last Birth Day (Mo., Day, Yr.)) 65	5. UNDER 1 YEAR NO	6. UNDER 1 DAY NO	7. BIRTH DATE (Mo., Day, Yr.) 9/28/34
8. BIRTH PLACE (City, State or Foreign Country) Portland, Oregon		9. WAS DECEASED EVER IN U.S. ARMED FORCES? (Yes/No) No	
10. COUNTY OF DEATH Clark		11. PLACE OF DEATH—SEE BOX FOR PLACE THEN GIVE ADDRESS OR INSTITUTION NAME 14804 N.E. 85th Circle	
12. CITY, TOWN OR LOCATION OF DEATH Vancouver		13. PLACE OF DEATH—SEE BOX FOR PLACE THEN GIVE ADDRESS OR INSTITUTION NAME 14804 N.E. 85th Circle	
14. MARITAL STATUS—Married, Never Married, Widowed, Divorced (Specify) Married		15. SURVIVING SPOUSE (If wife, give maiden name) Carolyn Berg	
16. SOCIAL SECURITY NO. [REDACTED]		17. DECEASED'S EDUCATION (Specify only highest grade completed) Elementary/Secondary (0-12) College (13-16) Postgraduate (17-24) Other (25-64) 3	
18. USUAL OCCUPATION (Give Vol. of work done during most of working yrs. DO NOT USE RETIRED) Product Specialist		19. KIND OF BUSINESS OR INDUSTRY Aero Space Designs	
20. Was Decedent of Hispanic origin or descent? (Ancestry) (Specify Yes or No. If Yes, specify Cuban, Mexican, Puerto Rican, etc.) (Yes/No) Specify: No		21. RACE (Specify) White	
22. RESIDENCE—NUMBER AND STREET 14804 N.E. 85th Circle		23. CITY/TOWN OR LOCATION Vancouver	
24. INSIDE CITY (Yes/No) Yes		25. LENGTH OF RES. IN CO. 3 yrs.	
26. STATE WA		27. ZIP CODE 98682	
28. FATHER'S NAME—FIRST, MIDDLE, LAST William Krueger		29. MOTHER'S NAME—FIRST, MIDDLE, MAIDEN SURNAME Lucille Gleason	
30. MARRIAGE—NAME Carolyn Krueger - Wife		31. MAILING ADDRESS (Street or RFD No., City or Town, State, ZIP) 14804 NE 85th Circle Vancouver WA 98682	
32. BURIAL OR CREMATION (Specify) Cremeration		33. DATE (Mo., Day, Yr.) 4/26/00	
34. CREMATION—NAME Oregon Crematory		35. LOCATION—CITY/TOWN STATE Portland, Oregon	
36. FUNERAL DIRECTOR'S SIGNATURE [Signature]		37. NAME OF FACILITY Mt. Scott Funeral Home	
38. ADDRESS OF FACILITY 4205 SE 59th Portland, OR 97206		39. TO BE COMPLETED ONLY BY CERTIFYING PHYSICIAN	
40. TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE TIME, DATE AND PLACE AND WAS DUE TO THE CAUSE(S) STATED. SIGNATURE AND TITLE X Richard B. Dobrow, M.D.		41. ON THE BASIS OF EXAMINATION AND/OR INVESTIGATION, IN MY OPINION DEATH OCCURRED AT THE TIME, DATE AND PLACE AND WAS DUE TO THE CAUSE(S) STATED. SIGNATURE AND TITLE X [Signature]	
42. DATE SIGNED (Mo., Day, Yr.) 4-21-00		43. HOUR OF DEATH (24 Hrs.) 0602	
44. NAME AND TITLE OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print) Richard Dobrow, M.D.		45. NAME AND ADDRESS OF CERTIFIER—PHYSICIAN, MEDICAL EXAMINER OR CORONER (Type or Print) 505 NE 87th Ave. #350 Vancouver, WA	
46. ENTER THE DISEASES, INJURIES, OR COMPLICATIONS WHICH CAUSED THE DEATH IMMEDIATE CAUSE (Final disease or condition resulting in death) A. ADENOCARCINOMA OF LUNG WITH 2 YEARS		47. INTERVAL BETWEEN ONSET AND DEATH 24 MONTHS	
DO NOT ENTER THE MODE OF DYING, SUCH AS CARDIAC ARREST, SHOCK, OR HEART FAILURE. LIST ONLY ONE CAUSE ON EACH LINE. Sequentially list conditions, if any, leading to immediate cause. State UNDERLYING CAUSE (Disease or injury which initiated events resulting in death) LAST. B. BRAIN METASTASES		48. INTERVAL BETWEEN ONSET AND DEATH 24 MONTHS	
49. OTHER SIGNIFICANT CONDITIONS—CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN ABOVE. NO		50. AUTOPSY (Yes/No) No	
51. ACC. SUICIDE, HOMICIDE, OR PENDING INVEST. (Specify) NO		52. BURIAL DATE (Mo., Day, Yr.) NO	
53. HOUR OF BURIAL (24 Hrs.) NO		54. DESCRIBE HOW INJURY OCCURRED NO	
55. INJURY AT WORK? (Yes/No) NO		56. PLACE OF INJURY—AT HOME, RURAL, STREET, FACTORY, OFFICE NO	
57. LOCATION—STREET OR RFD NO., CITY/TOWN STATE NO		58. DATE RECEIVED (Mo., Day, Yr.) APR 24 2000	
59. RECORD AND/OR EXAMINER (Specify) NO		60. REVIEWED BY [Signature]	
61. DATE NO		62. SIGNATURE [Signature]	

FOR INSTRUCTIONS SEE BACK AND HANDBOOK

DOH (10-000, 04/97) (Rev. 01-98) DHE 8-150

EXHIBIT

PAGE 1 OF 1

THIS IS A FICHE TO BE USED FOR THE RECORD OF DEATHS IN THE STATE OF WASHINGTON. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

WILL
OF
THOMAS J. KRUEGER

1. Declaration. I THOMAS J. KRUEGER, also known as THOMAS JAMES KRUEGER, declare this my will and revoke all prior wills and codicils. I was born September 28, 1934, my Social Security Number is 544-32-7403, and I am a resident of Multnomah County, Oregon.

2. Heirs. My sole heirs at law are my wife, CAROLYN KRUEGER, and our five children, WILLIAM J. KRUEGER, ROSEPH E. KRUEGER, JOHN A. KRUEGER, JAMES M. KRUEGER, and THOMAS M. KRUEGER.

3. Personal Representative. I name, in order of preference, the following personal representative, to serve without bond. My first choice shall serve, unless that choice fails to qualify or ceases to serve, in the order named:

FIRST CHOICE: JOHN A. KRUEGER

SECOND CHOICE: LARRY BERG

4. Disposition of Estate. I give all my estate to my spouse, or, if she fails to survive me, as follows:

Page 1 - WILL OF THOMAS J. KRUEGER EXHIBIT B
PAGE 1 OF 3 TJK

a. 71 in five equal shares to my children,
 WILLIAM J. KRUEGER, JOSEPH E. KRUEGER, JOHN A. KRUEGER,
 JAMES M. KRUEGER and THOMAS M. KRUEGER.

b. 25% in equal shares to my grandchildren living
 at my death. At this time I have two grandchildren,
 JENNIFER KRUEGER and JUSTIN KRUEGER.

c. If any child or grandchild fails to survive
 me, I give that child's or grandchild's share, by right of
 representation, to that child's or grandchild's issue
 surviving me.

* * *

I have executed this will in Multnomah County,
 Oregon, on the 20 day of January, 1983, by sign-
 ing my name on this page and by placing my initials on the
 preceding page of this will, consisting of two (2) pages,
 including this page and excluding the affidavit on the
 following page.

Thomas J. Krueger
 THOMAS J. KRUEGER

Signed, published and declared by the testator, to
 be his will, in the presence of us, all being present at the
 time, who, in his presence, at his request, and in the pre-
 sence of each other, have hereunto subscribed our names as
 witnesses this 20 day of January, 1983.

Karen L Kaufman
Ed Ann W Lehman

EXHIBIT B

PAGE 2 OF 3

STATE OF OREGON)
)ss.
County of Multnomah)

We, the undersigned, being sworn, each for myself,
say:

On the date of the foregoing will of THOMAS J.
KRUEGER (the testator), in our presence, the testator signed
it and declared it to be his will, whereupon at his request
and in his presence, we attested the will by signing our
names thereto.

To the best of my knowledge and belief, the
testator was, at that time, over the age of eighteen years
and of sound mind.

/s/ Karen L. Kaufman
/s/ Ann W. Lehman

SUBSCRIBED and sworn to before me this 20 day
of January, 1983.

/s/ Robert D. Dollheim
NOTARY PUBLIC FOR OREGON
My Commission Expires: 11/1/84

AFFIDAVIT OF ATTESTING WITNESSES

EXHIBIT B
PAGE 3 OF 3

ASSIGNMENT, ASSUMPTION, AND CONSENT

"ASSIGNORS"

Doug and Marlea McKenzie
PO Box 273
North Bonneville, WA 98639

"ASSIGNEES"

[Name and Address]

Thomas + Carolyn Krueger
6938 NE 47th Ave
Portland, Or 97218

"WATER FRONT"

Water Front Recreation, Inc.,
a Washington corporation
525 NE Greenwood Avenue
Bend, Oregon 97701

DATED:

July 17, 1991

In consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignors, Assignee(s), and Water Front hereby agree as follows:

1. Assignors hereby assign to Assignee(s) all right, title and interest Assignors have in and to:

1.1 Those certain premises described as follows:

Cabin Site No. 134 of the North Woods being part of Government Lots 4 and 8, Section 26, Township 7 N, Range 7 E Willamette Meridian, Skamania County, Washington.

1.2 And under that certain Cabin Site Lease from Water Front to Doug and Marlea McKenzie, dated April 19, 1988, a copy of which Cabin Site Lease is attached hereto marked Exhibit A, and incorporated herein by reference.

2. Assignee(s) hereby accept this Assignment and hereby assume and agree to perform all obligations of the Lessee under the Cabin Site Lease including, without limitation, payment of all rent required by the provisions thereof.

EXHIBIT 6
PAGE 1 OF 2

3. Water Front hereby consents to the foregoing Assignment and Assumption.

IN WITNESS WHEREOF, the parties hereto have executed this Assignment, Assumption, and Consent in triplicate as of the date first hereinabove written.

ASSIGNORS:

Doug McKen
Marlene McKen

ASSIGNEES:

Thomas J. Kueper
Carolyn Kueper

WATER FRONT RECREATION, INC.

By: Robert J. Lang

Title: Pres

Date: 7-30-91

EXHIBIT C
PAGE 2 OF 2

Title Order No.: 00151582

EXHIBIT "A"

A Leasehold estate arising out of a lease recorded between Water Front Recreation, Inc., a Washington corporation, as Lessor and Doug McKenzie and Marlea McKenzie, as Lessee, as shown by unrecorded Assignment. Said Lease was assigned to Thomas and Carolyn Krueger by unrecorded Lease on the following described property.

Lot 134, as shown on the plat and survey entitled "Record of Survey for Waterfront Recreation, Inc.", dated May 14, 1971, on file and of record under Auditor's File No. 73635, at page 306 of Book "J" of Miscellaneous Records of Skamania County, Washington.

Unofficial
Copy