

After recording return to:

After Recording Return To:  
First American Title  
5335 Meadows Road, Suite 100  
Lake Oswego, OR 97035.

Multnomah County Official Records  
E Murray, Deputy Clerk

2023-053104

08/24/2023 12:56:26 PM

PROB-HEIR Pgs=7 Stn=41 ATRA  
\$35.00 \$11.00 \$10.00 \$60.00

\$116.00

File Number: 7000-4091055

Reserved for Recorder's Use

## AFFIDAVIT OF HEIRSHIP AND INDEMNITY

This Affidavit of Heirship and Indemnity (this "Affidavit"), dated for reference purposes as August 10, 2023, is made the undersigned heir(s) and/or devisee(s) of the referenced decedent, who having being duly sworn, hereby declare(s):

- Purpose.** This purpose of this Affidavit is to state the inheritance of certain real property.
- Decedent.** Beth Roberts Skillern, referred to in this Affidavit as the decedent, died on March 15, 2023, as a resident of the state of Oregon.
- Real Property of Decedent.** Immediately before death, decedent owned some interest in the following real property:  
  
LOT 9 AND THE WEST 10 FEET OF LOT 10, BLOCK 56, ALAMEDA PARK, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON.
- Last Will and Testament.** Decedent died with a will and a complete and accurate copy is attached to this Affidavit.
- No Probate.** The estate of decedent has not been admitted to probate in any state. A transfer-on-death deed for the real property described in Paragraph 3 was signed by decedent and recorded in the Multnomah County Official Records as Instrument No. 2018-093893 on September 6, 2018.
- Devisees.** The devisees under decedent's will are as follows (if applicable):

NAME AND ADDRESS	RELATIONSHIP	AGE
Sarah K. Sievert (fka Sarah Kathryn Skillern)	Daughter	50
Molly M. Reed (fka Molly Margaret Skillern)	Daughter	46

7. **Heirs at Law (complete even if decedent had a will).** Decedent's heirs at law, who would have inherited decedent's estate had decedent left no will or who have inherited decedent's estate because decedent left no will, are the following:

NAME AND ADDRESS	RELATIONSHIP	AGE
Sarah K. Sievert (fka Sarah Kathryn Skillern)	Daughter	50
Molly M. Reed (fka Molly Margaret Skillern)	Daughter	46

8. **Public Assistance.** Decedent did not receive Medicaid or other type of public assistance (including public medical assistance). I am/we are not aware of any attempt by the Oregon Department of Human Services or the Oregon Health Authority to recoup any public assistance or cost of care received by decedent.
9. **Intestate Succession.** I am/we are familiar with the law of intestate succession for the state of Oregon and have made a complete list of decedent's heirs at law in Paragraph 7.
10. **Claims against Estate.** Except as otherwise provided in this Section 10, all claims against decedent's estate have been paid. No federal estate tax is due, and the filing of a federal estate tax return is not required. Oregon estate tax is due March 15, 2024, and the filing of an Oregon estate tax is required. Federal and Oregon income taxes for 2023 may be due, and the filing of final income tax returns for decedent may be required.
11. **Lien and Encumbrances.** There are no debts or encumbrances remaining unpaid that are or may become liens on the property described in Paragraph 3, other than those duly recorded in the county clerk's office of the county in which the property is situated.
12. **Purpose.** This Affidavit is for the purpose of inducing First American Title Insurance Company to allow next of kin, heir(s) or devisee(s) of decedent to clear the property described in Paragraph 3 of the interest of decedent without the necessity of probate of decedent's estate.
13. **Reliance.** I/We intend for First American Title Insurance Company and other parties to rely on the truth of this Affidavit, including but not limited to parties who may rely on this Affidavit for a determination of the persons who inherited the property described in Paragraph 3.
14. **Indemnity.** I/We hereby agree to indemnify, defend and hold harmless First American Title Insurance Company from and against any and all liabilities, obligations, expenses, and costs (including, without limitation, legal fees or costs at trial and on appeal) arising from or out of the falsity or inaccuracy of any statement contained in this Affidavit.

**Signatures of all heirs and devisees:**

Sarah K. Sievert  
Sarah K. Sievert, Heir and Devisee

Molly M. Reed  
Molly M. Reed, Heir and Devisee

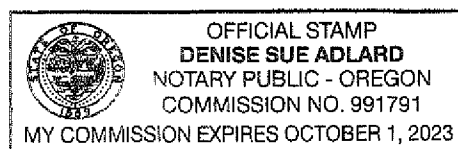
Date: 8/22/23

Date: 08-21-2023

State of OR, County of Clackamas ) ss.

This instrument was subscribed and sworn to before me on August 22, 2023 by Sarah K. Sievert.

Denise Sue Adlard  
Notary Public for OR  
My Commission Expires: 10/1/23



State of \_\_\_\_\_, County of \_\_\_\_\_ ) ss.

This instrument was subscribed and sworn to before me on \_\_\_\_\_ by Molly M. Reed.

\_\_\_\_\_  
Notary Public for \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**\*CALIFORNIA NOTARIAL  
CERTIFICATE ATTACHED\***  
Herman Billington - Notary Public

**This Affidavit was reviewed and revised by the following licensed attorney:**

David B. Brownhill  
8555 SW Apple Way, Suite 300  
Portland, OR 97225  
503-891-0977  
[davidbrownhill.atty@gmail.com](mailto:davidbrownhill.atty@gmail.com)

# CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

} SS

County of San Diego

On August 21, 2023 before me, Herman Billington - Notary Public, personally appeared

Molly Reed

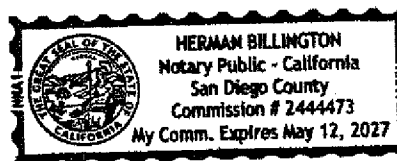
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Herman Billington  
Herman Billington - Notary Public



## DESCRIPTION OF THE ATTACHED DOCUMENT

Affidavit Of Heirship And Indemnity  
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 03 Document Date 08/21/2023

(Additional information)



After recording return to:  
Marisa Sturza and Forrest Allen  
2037 NE Alameda Street  
Portland, OR 97212

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Marisa Sturza and Forrest Allen  
2037 NE Alameda Street  
Portland, OR 97212

File No.: 7000-4091055 (DA)  
Date: August 03, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

#### STATUTORY WARRANTY DEED

**Sarah Sievert and Molly Reed**, Grantor, conveys and warrants to **Marisa Sturza and Forrest Allen**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Multnomah, State of Oregon, described as follows:

**LOT 9 AND THE WEST 10 FEET OF LOT 10, BLOCK 56, ALAMEDA PARK, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2023-2024** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$745,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

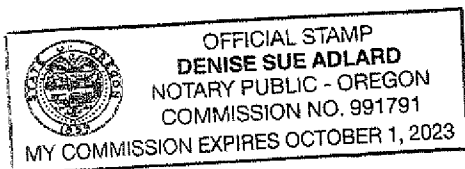
Dated this 21 day of August, 2023.

Sarah Sievert  
Sarah Sievert

Molly Reed  
Molly Reed

STATE OF Oregon )  
County of Clackamas ) ss.

This instrument was acknowledged before me on this 22nd day of August, 2023  
by **Sarah Sievert**.



Denise Adlard

Notary Public for Oregon  
My commission expires:

10/1/23

# CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

} SS

County of San Diego

On August 21, 2023 before me, Herman Billington - Notary Public, personally appeared

Molly Reed

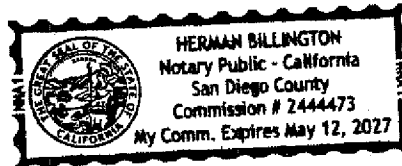
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Herman Billington - Notary Public



## DESCRIPTION OF THE ATTACHED DOCUMENT

Statutory Warranty Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 03 Document Date 08/21/2023

(Additional information)