

Order No.
Parcel No.

JC-100648
951-900-507



Land Title & Escrow Company

402 S. Lincoln Street, Port Angeles, WA 98362

Telephone No. 360-457-0482

Fax No. 360-457-0690

Tax Foreclosure Certificate

To: Jefferson County Treasurer
P.O. Box 571
Port Townsend, WA 98368
Attention: Sabrina Hathaway

Liability: \$1,000.00
Premium: \$226.01
Tax: \$18.99

This certificate is offered solely for the use of the addressee for the purpose of determining necessary parties defendant in an action to foreclose General Property Taxes. ***The liability of the Company under this Certificate shall be limited to the amount of actual loss sustained by the addressee due to reliance on any incorrect information in the certificate but in no event shall it exceed the liability amount as set forth above.*** No liability is assumed by the company for loss or damage that may arise from any other use of this certificate.

Effective Date:

July 28, 2014 @ 8:00 am

Vesting:

Velma Klaudt, as her separate estate

Description:

See attached Exhibit "A"

Order No. JC-100648
Parcel No. 951-900-507

Exhibit "A":

The land referred to herein is described as follows:

Lots 11 and 12 of Block 5 of Fowler Park Addition to the City of Port Townsend, as per plat recorded in Volume 2 of Plats, page 16, records of Jefferson County.

Situate in the County of Jefferson, State of Washington.

Subject to:

- A. Rights of parties in possession and claims that may be asserted under unrecorded instruments, if any.
- B. Agreements, if any, which appear in the public record related to future assessments or obligations not yet of record.
- C. Covenants, Conditions and Restrictions affecting title, if any appear in the public record.
- D. Easements prior to January 1, 2011, if any, which appear in the public records or as shown on any recorded plat.
- E. Any reservations of minerals and mineral rights, including leases of said rights appearing in the public records.
- F. Additional Exceptions as shown below.

Exceptions:

1. General Taxes, together with interest, penalty and statutory foreclosure costs, if any, after delinquency:
Tax Year: 2014
First Half Amount: \$ 40.67
Second Half Amount: \$
Amount Paid: \$
Tax Account No.: 951-900-507
PID: 29047
Affects: Said Premises
Land AV: \$ 4,000.00
Improvement AV: \$

Note, First half taxes become delinquent after April 30th and the second half become delinquent after October 31st, if not paid

2. General Taxes, together with interest, penalty and statutory foreclosure costs, if any, after delinquency:
Tax Year: 2013
First Half Amount: \$ 46.52
Second Half Amount: \$
Amount Paid: \$
Tax Account No.: 951-900-507
PID: 29047
Affects: Said Premises
Land AV: \$ 4,000.00

Improvement AV: \$

Note, First half taxes become delinquent after April 30th and the second half become delinquent after October 31st, if not paid

3. General Taxes, together with interest, penalty and statutory foreclosure costs, if any, after delinquency:

Tax Year: 2012
First Half Amount: \$ 43.80
Second Half Amount: \$
Amount Paid: \$
Tax Account No.: 951-900-507
PID: 29047
Affects: Said Premises
Land AV: \$ 5,000.00
Improvement AV: \$

Note, First half taxes become delinquent after April 30th and the second half become delinquent after October 31st, if not paid

4. General Taxes, together with interest, penalty and statutory foreclosure costs, if any, after delinquency:

Tax Year: 2011
First Half Amount: \$ 687.22
Second Half Amount: \$
Amount Paid: \$
Tax Account No.: 951-900-507
PID: 29047
Affects: Said Premises
Land AV: N/A
Improvement AV: \$

Note, First half taxes become delinquent after April 30th and the second half become delinquent after October 31st, if not paid

5. Pendency of Jefferson County Superior Court;

Case No: 14-2-00135-4
Plaintiff: Treasurer of Jefferson County
Defendant: Velma Klautd
Filed on: July 11, 2014
Attorney for Plaintiff: Scott W. Rosekrans
Action for: Tax Foreclosure

Notes:

Order No.
Parcel No.

JC-100648
951-900-507

NOTE A: Common address purported to be:

No Number Available, Port Townsend, WA, 98368

NOTE B: Abbreviated legal description as follows:

Lts 11 & 12, Blk 5, Fowler Pk Addn 2/16



363557

SAFECO TITLE INSURANCE COMPANY

RECORDED BY
 VOL 427 PAGE 342
 OF OFFICIAL RECORDS
 THIS SPACE RESERVED FOR RECORDER'S USE
 MERVIN KLAUDT
 1983 AUG 30 AM 9 59
 MARY L. GABOURY
 JEFFERSON COUNTY AUDITOR
 BY KLAUDT COUNTY

Filed for Record at Request of
 Mr. MERVIN KLAUDT
 NAME Mrs. Velma KLAUDT
 ADDRESS 6705 Oxford Rd.
 CITY AND STATE SARDIS, B.C. CANADA V2R1W1

WARRANTY FULFILLMENT DEED

THE GRANTOR WILLIAM D. WHITE, a single man and CHRISTOPHER WALKER, a single man for and in consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid, conveys and warrants to MERVIN and VELMA KLAUDT, husband and wife the following described real estate, situated in the County of Jefferson, State of Washington:

Lots 11 and 12 of Block 5 of Fowler Park Addition to the City of Port Townsend, as per plat recorded in Volume 2 of Plats, page 16, records of Jefferson County.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated September 14, 1987, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Dated September 14, 1987

JEFFERSON COUNTY EXCISE TAX
 Am. No. 55353

Date Paid 2-27-88 Amt. 3422

William D. White
 (Individual)
 By *Christopher Walker*
 (Individual)

Robert A. West
 (President)
 By _____
 (Secretary)

STATE OF WASHINGTON

STATE OF WASHINGTON

STATE OF WASHINGTON }
 County of Jefferson }

On this 14th day of September, 1987, before me personally appeared WILLIAM D. WHITE; the foregoing instrument for him self and also as Attorney in fact for CHRISTOPHER WALKER; and acknowledged that he signed and sealed the same as his free and voluntary act and deed for self and also as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and an oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living and is not insane.

Given under my hand and official seal the day and year last above written.

Kelly West
 Notary Public in and for the State of Washington,
 residing at Port Townsend

My Commission Expires Aug 1, 1988

FORM 157, ACKNOWLEDGMENT, INDIVIDUAL AND AS ATTORNEY IN FACT.

AUG 30 1988

VOL 427 PAGE 342

Notary Public in and for the State of Washington, residing at _____

RECORDED IN 559
VOL. 670 PAGE 560
OF OFFICIAL RECORDS
REQUEST OF
Velma A. KlauDT
00 FEB 28 AM 10:23
DONNA H. ELDRIDGE
JEFFERSON COUNTY AUDITOR
BY *Schmidt* DEPUTY

431490

Velma A. KlauDT,
#1-5558 Webster Rd.,
Chilliwack, B.C.
V2R4P6

Document Title:

Death Certificate

Grantor:

Mervin H. KlauDT

Grantee:

The Public

VOL 670 PAGE 559

FEB 28 2000

BRITISH COLUMBIA

MINISTRY OF HEALTH AND
MINISTRY RESPONSIBLE FOR SENIORS
Division of Vital Statistics

IMPORTANT DOCUMENT

This certificate is a valuable legal document. Please keep it in a secure place.

ERRORS OR OMISSIONS MUST BE REPORTED DIRECTLY TO THE DIVISION OF VITAL STATISTICS WITHIN 90 DAYS OF ISSUE.

THIS CERTIFICATE IS INVALID IF PLASTICIZED OR ALTERED

CANADA
BRITISH COLUMBIA

MINISTRY OF HEALTH AND MINISTRY RESPONSIBLE FOR SENIORS
Division of Vital Statistics

This is to certify that the following person has been registered on file in the Division of Vital Statistics of the Province of British Columbia as having died the death of

Name: MERRIN HAROLD KLADT

Sex: MALE

Date of Death: MAR 15 1999

Place of Death: VANCOUVER BRITISH COLUMBIA

Registration No. 400860858-975

Signature: CHIEF WACK BRITISH COLUMBIA

Given under my hand at Victoria, British Columbia
this 15 day of MAR 1999

670 560
Director of Vital Statistics

SM

FILED

2014 JUL 11 AM 10:51

IN SUPERIOR COURT
JEFFERSON COUNTY

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1402001354

TAX NO. 701

2014

CERTIFICATE OF DELINQUENCY

ISSUED TO: JEFFERSON COUNTY

FOR: 2011, 2012, 2013 AND 2014 TAXES

SCOTT W. ROSEKRANS
PROSECUTING ATTORNEY
FOR JEFFERSON COUNTY
COURTHOUSE
P.O. Box 1120
Port Townsend, WA 98368
(360) 385-9180

Exhibit A

DEFENDANT: ATKINSON, JESUS JR
DESCRIPTION: SEAMOUNT ESTATES DIV 2 LOT 18
MOBILE HOME: 1961 WESTINGHOUSE 10 X 53
SITUS ADDRESS FOR INFORMATIONAL PURPOSES ONLY: 51 CHINOOK DR, BRINNON, WA
AMOUNT OF COUNTY DELINQUENCY: \$1,132.03 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014
PARCEL NUMBER: 993-200-018

DEFENDANT: BROWN, ERNEST G; BROWN, JACQUELINE J
DESCRIPTION: S33 T26N R1W - TAX 20 - TRACT 9
SITUS ADDRESS FOR INFORMATIONAL PURPOSES ONLY: 61 WOLF ROAD, QUILCENE, WA
AMOUNT OF COUNTY DELINQUENCY: \$4,962.50 Plus Costs
TAX YEAR OWING: 2010, 2011, 2012, 2013, 2014
PARCEL NUMBER: 601-334-015

DEFENDANT: COLLINGE, PHYLLIS M
DESCRIPTION: IRONDALE #1 BLOCK 36, LOTS 20 TO 23, LESS RIGHT OF WAY
AMOUNT OF COUNTY DELINQUENCY: \$175.11 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014
PARCEL NUMBER: 961-803-604

DEFENDANT: CORNELISON, BLAINE
DESCRIPTION: TACOMA ADDITION, BLOCK 16, LOTS 1 & 2
AMOUNT OF COUNTY DELINQUENCY: \$450.97 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014
PARCEL NUMBER: 998-001-603

DEFENDANT: DARBINIAN, DOREEN
DESCRIPTION: S32 T28N R1E TAX 3 (E 108°)
AMOUNT OF COUNTY DELINQUENCY: \$550.08 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014
PARCEL NUMBER: 821-324-008

DEFENDANT: EADES, JAMES E. & EADES, MARSHA
DESCRIPTION: S21 T30N R1W N1/2 NW NW LESS PTN ZAMPERIN SHORT PLAT LESS R/W
AMOUNT OF COUNTY DELINQUENCY: \$11,127.03 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014
PARCEL NUMBER: 001-212-008

DEFENDANT: GENTRY, CARLTON R
DESCRIPTION: CHALMER'S 2ND ADDITION, BLOCK 13, LOTS 28 THRU 32
AMOUNT OF COUNTY DELINQUENCY: \$181.44 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014
PARCEL NUMBER: 942-901-307

DEFENDANT: HANSSON, PHYLLIS
DESCRIPTION: PORT LUDLOW NO. 3 LOT 7
AMOUNT OF COUNTY DELINQUENCY: \$2,699.06 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014
PARCEL NUMBER: 990-700-007

DEFENDANT: INOUE, MAS
DESCRIPTION: TACOMA ADDITION, BLOCK 30, LOTS 1 TO 4
AMOUNT OF COUNTY DELINQUENCY: \$446.21 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014
PARCEL NUMBER: 998-003-001

DEFENDANT: KLAUDT, VELMA
DESCRIPTION: FOWLER'S PARK ADDITION, BLOCK 5, LOTS 11 & 12
AMOUNT OF COUNTY DELINQUENCY: \$225.58 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014
PARCEL NUMBER: 951-900-507

DEFENDANT: KOFOED, EVERETT
DESCRIPTION: IRONDALE #6, BLOCK 137, Lots 35 & 36
AMOUNT OF COUNTY DELINQUENCY: \$426.48 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014
PARCEL NUMBER: 962-113-714

Certificate of Delinquency

Exhibit A

DEFENDANT: LEE, CRAIG
DESCRIPTION: PORT LUDLOW NO 2, AREA 2, LOT 15
AMOUNT OF COUNTY DELINQUENCY: \$3,271.63 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014

PARCEL NUMBER: 990-600-215

DEFENDANT: PEARSALL, MARY
DESCRIPTION: TACOMA ADDITION, BLOCK 12, LOTS 3 & 4
AMOUNT OF COUNTY DELINQUENCY: \$540.16 Plus Costs
TAX YEAR OWING: 2010, 2011, 2012, 2013

PARCEL NUMBER: 998-001-206

DEFENDANT: PORT TOWNSEND REALTY INC
DESCRIPTION: BAKER'S ADDITION, BLOCK 6, LOTS 7 & 8
AMOUNT OF COUNTY DELINQUENCY: \$450.97 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014

PARCEL NUMBER: 930-900-602

DEFENDANT: PORT TOWNSEND REALTY INC
DESCRIPTION: TACOMA ADDITION, BLOCK 10, LOTS 3 & 4
AMOUNT OF COUNTY DELINQUENCY: \$533.49 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014

PARCEL NUMBER: 998-001-001

DEFENDANT: PORT TOWNSEND REALTY INC
DESCRIPTION: TACOMA ADDITION, BLOCK 15, LOTS 7 & 8
AMOUNT OF COUNTY DELINQUENCY: \$450.97 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014

PARCEL NUMBER: 998-001-501

DEFENDANT: PORT TOWNSEND REALTY INC
DESCRIPTION: TACOMA ADDITION, BLOCK 19, LOTS 2 & 7
AMOUNT OF COUNTY DELINQUENCY: \$540.16 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014

PARCEL NUMBER: 998-001-901

DEFENDANT: ROOK, J D
DESCRIPTION: PHILLIPS BAY VIEW ADDITION, BLOCK 29, LOTS 5, 6, 7, 13 & 14
SITUS ADDRESS FOR INFORMATIONAL PURPOSES ONLY: 291 REYNOLDS ROAD, PORT TOWNSEND
AMOUNT OF COUNTY DELINQUENCY: \$862.74 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014

PARCEL NUMBER: 986-702-901

DEFENDANT: TUULAUPUA, SIPILIANO
DESCRIPTION: TACOMA ADDITION, BLOCK 12, LOT 7
AMOUNT OF COUNTY DELINQUENCY: \$270.07 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014

PARCEL NUMBER: 998-001-201

DEFENDANT: WHITE, FRANK
DESCRIPTION: S29 T29N R1E - GOV LOT 1 (LYING W OF OAK BAY ROAD)
SITUS ADDRESS FOR INFORMATIONAL PURPOSES ONLY: 4442 OAK BAY ROAD, PORT LUDLOW
AMOUNT OF COUNTY DELINQUENCY: \$70.32 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014

PARCEL NUMBER: 921-292-070

DEFENDANT: WHITEFORD, CRAIG F
DESCRIPTION: BAKER'S ADDITION, BLOCK 11, LOTS 3 & 4
AMOUNT OF COUNTY DELINQUENCY: \$450.97 Plus Costs
TAX YEAR OWING: 2011, 2012, 2013, 2014

PARCEL NUMBER: 930-901-103

Jefferson County Assessor & Treasurer

Property Search Results > 29047 VELMA KLAUDT for Year 2013 - 2014

Property

Account

Property ID:	29047	Legal Description:	FOWLER'S PARK ADDITION BLK 5 LOTS 11 & 12
Parcel Number:	951900507	Agent Code:	
Type:	Real	Land Use Code	91
Tax Area:	0100 - C-50H2	DFL	N
Open Space:	N	Remodel Property:	N
Historic Property:	N	Section:	
Multi-Family Redevelopment:	N		
Township:			
Range:			

Location

Address:	0 PORT TOWNSEND, WA 98368	Mapsco:	
Neighborhood:	FOWLERS PARK, DAVID'S, WILDWOOD AND ACREAGE IN 33-31-1W	Map ID:	
Neighborhood CD:	6010		

Owner

Name:	VELMA KLAUDT	Owner ID:	19960
Mailing Address:	#175-46360 VALLEYVIEW RD CHILLIVIACK BC V2R 5L7 CANADA	% Ownership:	100.0000000000%
		Exemptions:	<input checked="" type="checkbox"/>

Taxes and Assessment Details

Property Tax Information as of 07/28/2014

Amount Due if Paid on: **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2014	18933	\$40.67	\$0.00	\$1.22	\$1.22	\$0.00	\$43.11
▶ Statement Details							
2013	19004	\$46.52	\$0.00	\$5.14	\$7.00	\$0.00	\$58.66
▶ Statement Details							
2012	290472011	\$43.80	\$0.00	\$4.81	\$11.83	\$0.00	\$60.44
▶ Statement Details							
2011	290472010	\$687.22	\$0.00	\$4.66	\$16.49	\$0.00	\$708.37

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$0
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$4,000
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0

(=) Market Value:	=	\$4,000
(-) Productivity Loss:	-	\$0

(=) Subtotal:	=	\$4,000

(2)

(+) Senior Appraised Value:	+	\$0
(+) Non-Senior Appraised Value:	+	\$4,000
<hr/>		
(=) Total Appraised Value:	=	\$4,000
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$0
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(=) Taxable Value:	=	\$4,000

Taxing Jurisdiction

Owner: VELMA KLAUDT
 % Ownership: 100.0000000000%
 Total Value: \$4,000
 Tax Area: 0100 - C-50H2

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
CE	CURRENT EXPENSE	1.6424400000	\$4,000	\$4,000	\$6.57
CNTYDD	DEVELOPMENTAL DISABILITIES	0.0094900000	\$4,000	\$4,000	\$0.04
CNTYVET	VETERANS RELIEF	0.0096100000	\$4,000	\$4,000	\$0.04
CONSERVE	CONSERVATION FUTURES	0.0488800000	\$4,000	\$4,000	\$0.20
HOSP2BOND	HOSP DIST #2 LTGO BOND 04 NON VOTED	0.0558100000	\$4,000	\$4,000	\$0.22
HOSP2BONDR	HOSP DIST #2 BOND 2002(REF 93)	0.0000000000	\$4,000	\$0	\$0.00
HOSP2CASH	HOSP DIST #2 BRD DESGNTD CASH M&O	0.0385600000	\$4,000	\$4,000	\$0.15
MENTAL	MENTAL HEALTH	0.0094900000	\$4,000	\$4,000	\$0.04
PORTPT	PORT OF PT GENERAL	0.2034800000	\$4,000	\$4,000	\$0.81
PTEMS	CITY OF P.T. EMS	0.5000000000	\$4,000	\$4,000	\$2.00
PTFLL	CITY OF PT - FIRE LID LIFT	0.5342900000	\$4,000	\$4,000	\$2.14
PTGEN	CITY OF P.T. GENERAL	1.7389700000	\$4,000	\$4,000	\$6.96
PTLLL	CITY OF PT - LIBRARY LID LIFT	0.8090800000	\$4,000	\$4,000	\$3.24
PUD1	PUD #1 - TAX REVENUE FUND	0.1241200000	\$4,000	\$4,000	\$0.50
SCH50BLDG	S D #50 BLDG-CAP PROJ	0.5826400000	\$4,000	\$4,000	\$2.33
SCH50BOND	SCHOOL DIST #50 REF BOND 2007	0.0000000000	\$4,000	\$0	\$0.00
SCH50MO	SCHOOL DIST #50 M & O	1.5869900000	\$4,000	\$4,000	\$6.35
STATE	STATE LEVY (SCHOOL)	2.2710300000	\$4,000	\$4,000	\$9.08
Total Tax Rate:		10.1648800000			
Taxes w/Current Exemptions:					\$40.67
Taxes w/o Exemptions:					\$40.67

Improvement / Building

Sketch

No sketches available for this property.

Property Image

No image available for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	1187	Land Type:1187	0.0000	0.00	0.00	0.00	\$4,000	\$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2014	N/A	N/A	N/A	N/A	N/A
2013	\$0	\$4,000	\$0	\$4,000	\$4,000
2012	\$0	\$5,000	\$0	\$5,000	\$5,000

(2A)

Deed and Sales History

Payout Agreement

No payout information available..



This website is under active development. Some functionality is not yet available and data is not guaranteed.

[Assessor Home Page](#) [Treasurer Home Page](#) [County Maps](#) [Disclaimer](#)

Website version: 9.0.32.2200

Database last updated on: 7/28/2014 3:57 AM

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Jefferson County WASHINGTON

[Weather Station](#)[Database Tools](#)[Maps](#)[Webcam](#)[Database Tools](#)[Home](#)[County Info](#)[Departments](#)[Search](#)Parcel Number:

Parcel Number: 951900507

[Printer Friendly](#)**Owner Mailing Address:**VELMA KLAUDT
#175-46360 VALLEYVIEW RD
CHILLIVIACK BC V2R 5L7

CANADA

Site Address:0
PORT TOWNSEND 98368

Section: 33

Qtr Section: SE1/4

Township: 31N

Range: 1W

School District: Port Townsend (50)

Fire Dist: Port Townsend

Tax Status: Taxable

Tax Code: 0100

Planning area: Port Townsend (1)

Sub Division: 9519 - FOWLER'S PARK

Assessor's Land Use Code: 9100 - Vacant Land**Property Description:**

FOWLER'S PARK ADDITION BLK 5 LOTS 11 & 12

No Permit
Data Available[Tax, A/V, Sales, Photos,
and Bldg Data](#)[Map Parcel](#)[Plats & Surveys](#)

Jefferson County WASHINGTON

[HOME](#) | [COUNTY INFO](#) | [DEPARTMENTS](#) | [SEARCH](#)

Best viewed with Microsoft Internet Explorer 6.0 or later

Windows - Mac

(20)