

2010-009114

Klamath County, Oregon



00088084201000091140020029

08/02/2010 03:05:57 PM

Fee: \$42.00

GRANTOR NAME AND ADDRESS:

Small Estate of Mary Ann Weaver
aka Mary V. Weaver aka Maryan Weaver
c/o Kathleen Annette King and
Linda Gayle Bowes, Claiming Successors
3345 Country Lane
Klamath Falls OR 97603

GRANTEE NAME AND ADDRESS:

Kathleen Annette King
23532 Mt. Forest Blvd.
Monroe WA 98272

— Linda Gayle Bowes
3345 Country Lane
Klamath Falls OR 97603

AFTER RECORDING RETURN TO:

Neal G. Buchanan
435 Oak Avenue
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Grantees

DEED OF CLAIMING SUCCESSOR

KATHLEEN ANNETTE KING and LINDA GAYLE BOWES, as Claiming Successors of the Small Estate of Mary Ann Weaver aka Mary V. Weaver aka Maryan Weaver, deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 1001100CV, **GRANTORS**, convey and assign unto Kathleen Annette King and Linda Gayle Bowes, each as to an undivided one-half interest as tenants in common, **GRANTEES**, any and all interest the decedent, Mary Ann Weaver aka Mary V. Weaver aka Maryan Weaver, had in and to that certain real property situated in Klamath County, State of Oregon, legally described as follows, to wit:

Lot 6, Block 104, KLAMATH ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file with the Clerk of Klamath County, Oregon.

Map Tax Lot: R-3809-032AD-06700-000 Prop ID R477460

This deed is made in furtherance of the distribution of the above-referenced Small Estate, and the provisions of ORS 114.545(3).

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 434, OREGON LAWS 2007. 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 SECTION 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

The true and actual consideration for this conveyance is \$ -0-. However, the true and actual consideration consists of or includes other property or value given or promised, which is the whole consideration, being a distribution from Klamath County Circuit Court Case No. 1001100CV.

DATED : 08-02-10

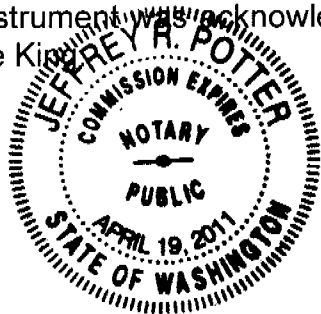
Estate of Mary Ann Weaver aka Mary V. Weaver
aka Maryan Weaver

By: Kathleen A. King
KATHLEEN ANNETTE KING,
Claiming Successor

By: Linda Gayle Bowes
LINDA GAYLE BOWES,
Claiming Successor

STATE OF WASHINGTON, County of SNOUTUMISH) ss.

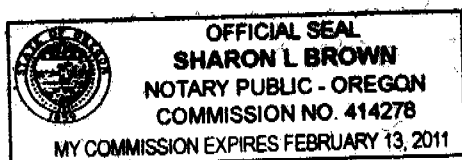
This instrument was acknowledged before me on JULY 27, 2010, by Kathleen Annette King



[Signature]
NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: 4/19/2011

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on Aug 2, 2010, by Linda Gayle Bowes.



Sharon L. Brown
NOTARY PUBLIC FOR OREGON
My Commission Expires: 2-13-11