

2025-001803

Klamath County, Oregon



00339571202500018030020025

03/13/2025 10:36:49 AM

Fee: \$87.00

GRANTOR NAME AND ADDRESS

William Marean, Jr.
Claiming Successor of the Simple
Estate of Linda J. Parks aka
Linda Jean Marean
1567 Jenny Lillard Road
Lawrenceburg, KY 40342

GRANTEE NAME AND ADDRESS

William Marean, Jr.
1567 Jenny Lillard Road
Lawrenceburg, KY 40342

AFTER RECORDING RETURN TO

Neal G. Buchanan
Attorney at Law
435 Oak Avenue
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO

William Marean, Jr.
1567 Jenny Lillard Road
Lawrenceburg, KY 40342

DEED OF CLAIMING SUCCESSOR

WILLIAM MAREAN, JR., Claiming Successor of the Simple Estate of **LINDA J. PARKS aka LINDA JEAN MAREAN**, deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 24PB09043, **GRANTOR**, conveys and assigns unto **WILLIAM MAREAN, JR., GRANTEE**, that certain real property situated in Klamath County, State of Oregon, legally described as follows, to-wit:

Lot 22 in Block 125 of MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Reservations, restrictions, easements and rights of way of record or apparent on the land, if any.

Account #481892 Map #3809-033AD-04200

The true and actual consideration for this conveyance stated in terms of dollars 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 distribution of the above referenced real property from out of the Simple Estate of **LINDA J. PARKS aka LINDA JEAN MAREAN**, Klamath County Circuit Court Case No. 24PB09043.

Returned at Counter

This deed is made in furtherance of the distribution of the above-referenced Simple 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 424, OREGON LAWS 2007 AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

Dated the 6th day of March, 2025.

Simple Estate of **LINDA J. PARKS aka
LINDA JEAN MAREAN**

BY: William Marean, Jr.
WILLIAM MAREAN, JR.
Claiming Successor

STATE OF Kentucky, County of Anderson) ss.

The forgoing instrument was acknowledged before me on this
6 day of March, 2025, by **WILLIAM MAREAN, JR.** as
Claiming Successor.

Brittney Ben
SIGNATURE FOR NOTARY PUBLIC

FURVR.
(Title or rank)

9310931D
(Serial Number, if any)

