

FA 4249263WF

2025-006815
Klamath County, Oregon
08/05/2025 10:20:01 AM
Fee: \$87.00

After recording, return to:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601
Send tax statements to:
Marques Johnson
644 Upper River Road
Gold Hill, OR 97525

Grantor:
Mindi L. Morgan, Claiming Successor of the
Simple Estate of Michael Anthony Taylor
22 North Midland Blvd
Nampa, ID 83651

Grantee:
Marques Johnson
644 Upper River Road
Gold Hill, OR 97525

DEED OF CLAIMING SUCCESSOR

Mindi L. Morgan, Claiming Successor of the Simple Estate of Michael Anthony Taylor (Klamath County Circuit Court Case No. 25PB05434), Grantor, conveys to Marques Johnson, Grantee, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lots 2 and 3 in Block 209, PLAT OF MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this transfer is \$30,000.

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 10 day of June, 2025.

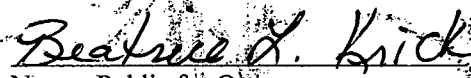


Mindi L. Morgan, Claiming Successor of the
Simple Estate of Michael Anthony Taylor, Grantor.

STATE OF IDAHO)
County of Canyon) ss.

Personally appeared before me this 10th day of June, 2025, the above-named Mindi L. Morgan, Claiming Successor of the Simple Estate of Michael Anthony Taylor, deceased, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:

BEATRICE L. KRICK
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 20223234
MY COMMISSION EXPIRES 7-5-2028


Notary Public for Oregon
My Commission expires: 7-5-28