

2020-009676

Klamath County, Oregon

RECORDING REQUESTED BY:



1555 E. McAndrews Road, Ste 100
Medford, OR 97504



00263295202000096760030036

08/05/2020 01:30:50 PM

Fee: \$92.00

Returned at Counter

GRANTOR'S NAME:

Shaleen Audrey Ann Drake-Holbrook

GRANTEE'S NAME:

Kristen L. Drake

AFTER RECORDING RETURN TO:

Kristen L. Drake
4637 Shasta Way
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Kristen L. Drake
4637 Shasta Way
Klamath Falls, OR 97603

4637 Shasta Way, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Shaleen Audrey Ann Drake-Holbrook, Grantor, conveys to Kristen L. Drake, Grantee, the following described real property, situated in the County of Klamath, State of Oregon.

Lot 62 of LEWIS TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance to release Any right, title and interest of Shaleen Audrey Ann Drake-Holbrook, due to omission of the subject property from decree of dissolution in the Circuit Court for Klamath County, Oregon. Case No.: 20DR07825. (See 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.

SCRIVENER INSTRUCTIONS

(continued)

IT IS UNDERSTOOD BY THE PARTIES SIGNING THE ABOVE OR ATTACHED INSTRUCTIONS THAT THE INSTRUCTIONS ARE THE COMPLETE INSTRUCTIONS BETWEEN THIS FIRM AS AN ESCROW AGENT AND YOU AS A PRINCIPAL TO THE ESCROW TRANSACTION. THESE INSTRUCTIONS MAY NOT INCLUDE ALL THE TERMS OF THE AGREEMENT WHICH IS THE SUBJECT OF THIS ESCROW. READ THESE INSTRUCTIONS CAREFULLY, AND DO NOT SIGN THEM UNLESS THEY ARE ACCEPTABLE TO YOU.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Shaleen Drake-Holbrook

Shaleen Audrey Ann Drake-Holbrook

Kristen L. Drake

Kristen L. Drake

RECEIVED this 31st day of July, 2020 by Ticor Title Company of Oregon

By: _____

BARGAIN AND SALE DEED - STATUTORY FORM
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 8-4-20

Shaleen Drake-Holbrook
Shaleen Audrey Ann Drake-Holbrook

State of Oregon
County of Klamath

This instrument was acknowledged before me on 4th Aug 2020 by Shaleen Audrey Ann Drake-Holbrook

[Signature]
Notary Public - State of Oregon

My Commission Expires: Oct 23, 2021

