

**RECORDING COVER SHEET** (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

**2021-009673**

Klamath County, Oregon



00282381202100096730030037

06/21/2021 11:44:03 AM

Fee: \$92.00

**AFTER RECORDING RETURN TO:** ORS 205.234(1)(c)

Kenneth &amp; Shawnee Blackwell

PO Box 791

Lockeford, California 95237

**1. TITLE(S) OF THE TRANSACTION(S)**

ORS 205.234(1)(a)

Bargain and Sale Deed

**2. DIRECT PARTY(IES) / GRANTOR(S)**

ORS 205.234(1)(b)

Thomas M. ("Mark") Drumm and Marieta L. Drumm, Trustees (and Successors) of the Drumm

Revocable Trust, dated May 21, 2020, and any amendments thereto

27 N. Walling Dr, Creve Coeur, MO 63141

**3. INDIRECT PARTY(IES) / GRANTEE(S)**

ORS 205.234(1)(b)

Kenneth Blackwell and Shawnee Blackwell

PO Box 791, Lockeford, CA 95237

**4. TRUE and ACTUAL CONSIDERATION**

Amount in dollars or other value/property ORS 205.234(1)(d)

\$ ☒ Other Value ☐ Other PropertyOther value/property is **Whole** ☐ or **Part** ☐ of the consideration**5. SEND TAX STATEMENTS TO:** ORS 205.234(1)(e)

Kenneth and Shawnee Blackwell

PO Box 791

Lockeford, CA 95237

**6. SATISFACTION of ORDER or WARRANT**

Check one if applicable: ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

**7. The amount of the monetary obligation imposed by the order or warrant:** ORS 205.234(1)(f)

\$

**8. If this instrument is being Re-Recorded, complete the following statement:**

ORS 205.244(2)

Re-recorded at the request of

to correct

previously recorded in

Book/Volume and Page , or as Fee Number

Print Form

Reset Form

**Grantors:**

Thomas M. ("Mark") Drumm &  
Marieta L. Drumm, Co-Trustees  
Drumm Revocable Trust, dated 05/21/2020  
27 N. Walling Dr.  
Creve Coeur, MO 63141

**Grantee:**

Kenneth & Shawnee Blackwell  
PO Box 791  
Lockeford, CA 95237

**BARGAIN AND SALE DEED**

**Thomas M. ("Mark") Drumm and Marieta L. Drumm, Trustees (AND SUCCESSORS) of the Drumm Revocable Trust, Dated May 21, 2020, and any Amendments thereof, "Grantor", convey to Kenneth Blackwell and Shawnee Blackwell, "Grantee," the following described real property situated in Klamath County, State of Oregon:**

**Lots 1 and 2 in Block 20 of TRACT 1061, SECOND ADDITION TO THE  
RIVER PINE ESTATES, according to the official plat thereof on file in the  
Office of the County Clerk of Klamath County, Oregon**

The property is subject to all liens easements and encumbrances of record, if any, as of the date of this Deed, including any real property taxes due, but not yet payable.

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 LAW 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 295.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTERS 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.

THE LIABILITY AND OBLIGATIONS OF GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVIALABELE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR THE MATTERS OF PUBLIC RECORD. IT IS THE INTENTION OF GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AN AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

The consideration for this Deed is transfer of ownership of the real property described above to Kenneth Blackwell and Shawnee Blackwell, "Grantee(s)".

Unless a change is requested, all tax statements and future correspondence related to this aforementioned property shall be sent to the named Grantee at the following address:  
PO Box 791, Lockeford, CA 95237.

Dated June 17, 2021

**GRANTORS:**

  
Thomas M. Drumm, Grantor

  
Marieta L. Drumm, Grantor

STATE OF MISSOURI     )  
                                      ) SS.  
COUNTY OF ST. LOUIS    )

On this 17<sup>th</sup> day of June, 2021 before me personally appeared **Thomas M. Drumm** and **Marieta L. Drumm**, husband and wife, co-trustees of the Drumm Revocable Trust, to me personally known to be the persons described in and who executed the foregoing instrument as Grantors and acknowledge that they executed the same as their free act and deed.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My commission expires: 02/12/24

  
Notary Public

