

2022-003443

Klamath County, Oregon

03/21/2022 01:31:01 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Matthew Kress
Law Office of Matthew Kress, LLC
10260 SW Greenburg Rd., Ste 1180
Portland, OR 97223

UNTIL REQUESTED OTHERWISE

SEND ALL TAX STATEMENTS TO:

Edward Anthony Drury IV
9953 Avenida Magnifica
San Diego, CA 92131

BARGAIN AND SALE DEED

Kristin A.G. Drury, Successor Trustee of the Trust of Edward A. Drury and Maxine H. Drury, u/d/t dated May 10, 1967, GRANTOR conveys to Edward Anthony Drury IV, the affiant of the duly filed affidavit concerning the small estate of Edward Anthony Drury Jr., filed in the Circuit Court for Klamath County, Oregon, Case no. 22PB02193, GRANTEE, the following described real property:

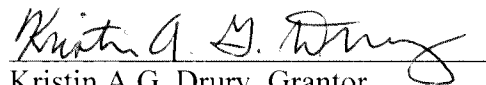
Lot 17, Block 48, KLAMATH FALLS FOREST ESTATES, HWY 66 plat #2 in the County of Klamath and State of Oregon.

The true consideration for this conveyance is: **OTHER**; transfer due to death of the Surviving Settlor of the Trust of Edward A. Drury and Maxine H. Drury, u/d/t dated May 10, 1967.

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 March 15, 2022



Kristin A.G. Drury, Grantor

Successor Trustee of the Trust of Edward A. Drury and Maxine H. Drury

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

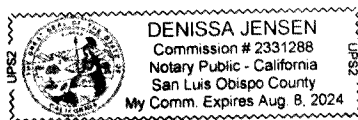
State of California)

County of San Luis Obispo)

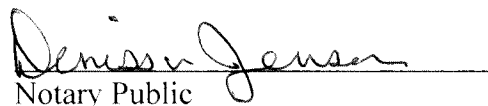
On March 15, 2022 before me, Denissa Jensen, Notary Public, personally appeared, Kristin A.G. Drury as Grantor for the Bargain and Sale Deed and successor trustee of the Trust of Edward A. Drury and Maxine H. Drury, u/d/t dated May 10, 1967 conveying real property from the Trust of Edward A. Drury and Maxine H. Drury to Edward A. Drury IV as the Affiant in the Small Estate of Edward Anthony Drury Jr. who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within Bargain and Sale Deed and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the Bargain and Sale Deed the person, or the entity upon behalf of which the person acted, executed the Bargain and Sale Deed.

I certify under PENALTY OF INJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



(Seal)


Notary Public

Denissa Jensen
Printed Name