

2022-006317

Klamath County, Oregon

05/18/2022 12:18:01 PM

Fee: \$92.00

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

Edward A. Drury IV and Charlotte N. Drury as successor Co-Trustees of the Edward A. Drury, Jr. Trust, dated 1/24/2014, GRANTOR, convey to Edward A. Drury IV, 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**; distribution from decedent's Trust to beneficiary.

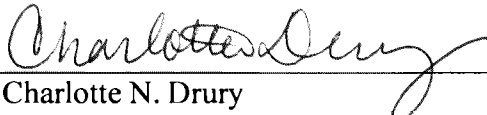
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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

EFFECTIVE DATE: MAY 16, 2022



Edward A. Drury IV
successor Co-Trustee of the Edward A.
Drury, Jr. Trust, dated 1/24/2014



Charlotte N. Drury
successor Co-Trustee of the Edward A.
Drury, Jr. Trust, dated 1/24/2014

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

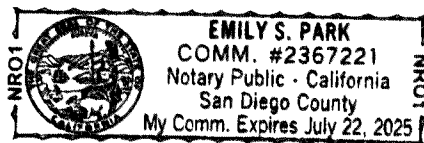
State of California)

County of San Diego)


On May 7, 2022 before me, Notary Public Emily S. Park, personally appeared Edward A. Drury IV as successor Co-Trustee of the Edward A. Drury, Jr. Trust, dated 1/24/2014 conveying real property from the Edward A. Drury, Jr. Trust, dated 1/24/2014 to Edward A. Drury IV 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 he executed the same in his authorized capacity, and that by his 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
Emily S. Park

Printed Name

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

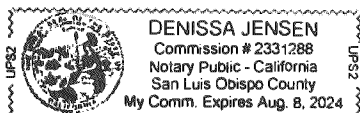
State of California)

County of San Luis Obispo)

On May 12, 2022 before me, Denissa Jensen, Notary Public, personally appeared, Charlotte N. Drury as successor Co-Trustee of the Edward A. Drury, Jr. Trust, dated 1/24/2014 conveying real property from the Edward A. Drury, Jr. Trust, dated 1/24/2014 to Edward A. Drury IV 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)

Denissa Jensen
Notary Public

Denissa Jensen
Printed Name