

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

2022-010210**Klamath County, Oregon**

00304995202200102100030034

08/22/2022 03:07:57 PM

Fee: \$92.00

Recording Office

After recording return to: ORS 205.234(1)(c)

Riordan Sykes McFadden, P.C.

381 West Portal Avenue

San Francisco, CA 94127

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

QUITCLAIM DEED

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

SEAN C. MORAN AND BERT DREWS

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

SEAN C. MORAN AND BERT DREWS, TRUSTEES OF THE MORAN-DREWS REVOCABLE TRUST

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$ 0

Other:

5. Send tax statements to:

ORS 205.234(1)(e)

SEAN C. MORAN AND BERT DREWS

14 QUEEN STREET

CHARLESTON, SC 29401

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$

8. Previously recorded document reference:**9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the request of

to correct

previously recorded in book _____ and page _____, or as fee number _____."

**Recording Requested By
And When Recorded Mail To:**

Riordan Sykes McFadden, P.C.
381 West Portal Avenue
San Francisco, CA 94127

Mail Tax Statements To:
Sean C. Moran and
Bert Drews
14 Queen Street
Charleston, SC 29401

Property Location:
4613 Marsh Hawk Drive
Klamath Falls, OR 97601
APN: R887342

WARRANTY DEED

By this instrument dated: July 8, 2022

Transfer for no consideration; conveyance from tenants by the entirety to revocable trust.
ORS 93.030

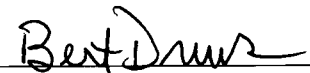
SEAN C. MORAN and BERT DREWS, as Tenants by the Entirety, do hereby remise, release and forever grant to SEAN C. MORAN and BERT DREWS, trustees or the successor trustee or trustees, of the MORAN - DREWS REVOCABLE TRUST, or as amended, for the benefit of SEAN C. MORAN and BERT DREWS and their beneficiaries, all their community property right, title and interest in and to the following described real property located in the County of Klamath, State of Oregon, and legally described as follows:

Lot 772, of RUNNING RESORT, PHASE 6, 2ND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 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.


SEAN C. MORAN


BERT DREWS

ACKNOWLEDGMENT

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

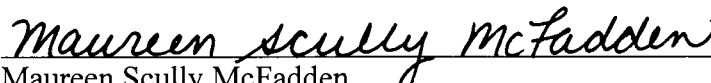
State of California }
County of San Francisco }

On the 8th day of July, 2022, before me, Maureen Scully McFadden, Notary Public, personally appeared Sean C. Moran and Bert Drews, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this instrument.

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

WITNESS my hand and official seal.




Maureen Scully McFadden (SEAL)