

Dates Law
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Fee: \$87.00

BARGAIN AND SALE DEED

David Gibbs, Claiming Successor
Grantor

Daniel Gibbs
PO Box 270726
Susanville, CA 96127
Grantee

After recording return and Send Tax Statements to:
Grantee

THIS INDENTURE made this 27 day of November, 2023, by and between DAVID GIBBS, the affiant named in the duly filed affidavit concerning the small estate of Dennis Ralph Gibbs, deceased, hereinafter called the first party, and Daniel Gibbs, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of law or otherwise, in that certain real property situated in Klamath County, Oregon, described as follows:

PARCEL ONE:

Real property located at No situs address, Klamath County, Oregon and legally described as: LOT 08, BLOCK 14, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66, PLAT 1

Map/Tax: 3711-020D0-03400/387940

PARCEL TWO:

Real property located at No situs address, Klamath County, Oregon and legally described as: LOT 07, BLOCK 14, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66, PLAT 1.

Map/Tax: :R-3711-020D0-03300-000/ R387931

To Have and to Hold the same unto the second party and second party's heirs, successor and assigns forever.

The true consideration for this conveyance is assessed value is \$0 ("NONE") being for estate distribution.

Dated this 27 day of November, 2023.

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.

In Witness Whereof, Grantor, David Gibbs, Claiming Successor, has executed this instrument this 27th day of November, 2023.

David Gibbs
David Gibbs, Claiming Successor

STATE OF NEVADA)
County of Washoe) ss.

On November 27, 2023 before me,
Sandi McKee

Notary Public, personally appeared, David Gibbs, Claiming Successor, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and seal.
Signature *Sandi McKee*
My Commission Expires: 8.19.2025

