

Oakes Law
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2023-010491
Klamath County, Oregon



00322843202300104910020028

12/07/2023 09:57:33 AM

Fee: \$87.00

BARGAIN AND SALE DEED

David Gibbs, Claiming Successor
Grantor

David Gibbs,
1631 Brentworth Way
Reno, NV 89521
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 David 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:

Real property located at 29324 Porpoise Lane, Bonanza, Oregon 97623, Klamath County, Oregon and legally described as:

Lot 33 in Block 15, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 1, according to the County Clerk, Klamath County, Oregon.

Map/Tax: 3711-020D0-01700/38819

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.

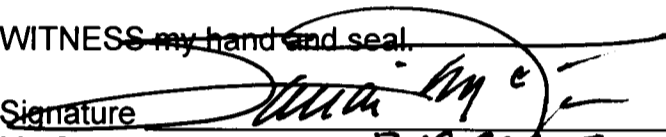

David Gibbs, Claiming Successor


STATE OF NEVADA)
County of Washoe) ss.

On 27 November 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
My Commission Expires: 8.19.2025

(Seal)  SANDI MCKEE
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 97-3134-2 - Expires August 19, 2025