

2024-002003

Klamath County, Oregon



00326150202400020030030035

03/15/2024 02:13:09 PM

Fee: \$92.00

Petra Gay, Affiant for the Estate of Manuela Emma Daly  
61 Whiteface Ln  
Yerington, NV 89447

Grantor's Name and Address

Petra Gay, et al.  
61 Whiteface Ln  
Yerington, NV 89447

Grantee's Name and Address

After recording return to:  
Petra Gay, et al.  
61 Whiteface Ln  
Yerington, NV 89447

Until a change is requested all tax statements  
shall be sent to the following address:

Petra Gay, et al.  
61 Whiteface Ln  
Yerington, NV 89447

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**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That **Petra Gay, Affiant for the Estate of Manuela Emma Daly**, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Petra Gay, Reinhard Moser and Hans-Jürgen Moser**, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

**SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED**

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$Small Estate Probate 23PB08507**. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.


To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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, the grantor has executed this instrument this 11<sup>th</sup> day of March, 2024 if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.


Estate of Manuela Emma Daly

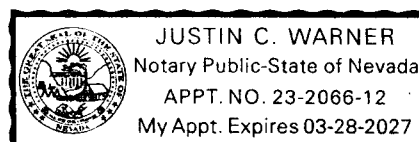
  
\_\_\_\_\_  
Petra Gay, Affiant

State of Nevada } ss  
County of Lyon }

On this 11<sup>th</sup> day of March, 2024, before me, Justin C. Warner a Notary  
Public in and for said state, personally appeared Petra Gay, known  
or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that  
he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first  
above written.

  
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Notary Public for the State of Nevada  
Residing at: 512 W. Goldfield Ave Yerington, NV 89447  
Commission Expires: 3-28-2027



Legal Description  
Exhibit "A"

PARCEL 1

Lot 8, Block 4, RIVERVIEW SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN 3909-005CA-02300

PARCEL 2

A parcel of land situated in the Northwest one-quarter of the Southeast one-quarter of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 8, Block 4 in RIVERVIEW SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, from which point the center one-quarter corner of said Section 5 bears North 00° 31' 12" East 439.62 feet, more or less, thence South 00° 31' 12" West 110.00 feet, more or less, to the Southeast corner of said Lot 8; thence South 89° 24' 27" East 70.00 feet; thence North 00° 31' 12" East 110.09 feet; thence North 89° 28' 48" West 70.00 feet to the point of beginning.

APN 3909-005DB-01400