

THIS SPACE RESERVED FOR RECORDER'S USE

2024-002005

Klamath County, Oregon



00326152202400020050070075

03/15/2024 02:21:09 PM

Fee: \$112.00

Petra Gay, et al.

61 Whiteface Ln

Yerington, NV 89447

Grantor's Name and Address

Angelina Marie-Gay Young

716 River Ave

Yerington, NV 89447

Grantee's Name and Address

After recording return to:

Angelina Marie-Gay Young

716 River Ave

Yerington, NV 89447

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

Angelina Marie-Gay Young

716 River Ave

Yerington, NV 89447

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Petra Gay, Reinhard Moser and Hans-Jürgen Moser,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey
unto **Angelina Marie-Gay Young,**

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 \$to convey title.


However, the actual consideration consists of or includes other property or value given or promised which is the whole / part
of the consideration.

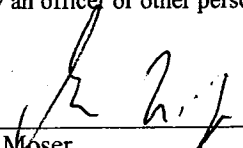
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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 22th day of February, 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.


Petra Gay

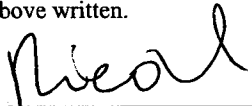

Hans-Jürgen Moser


Reinhard Moser

State of Germany } ss
County of Bavaria }

On this 22th day of February, 2024, before me, Robert Riedl
Public in and for said state, personally appeared Mr. Hans-Jürgen Moser and Mr. Reinhard Moser a Notary
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.


Notary Public for the State of Bavaria
Residing at: Lauf a.d. Pegnitz
Commission Expires: with life



APOSTILLE

(Convention de La Haye du 5 octobre 1961)

1. Land: Bundesrepublik Deutschland
Diese öffentliche Urkunde
2. ist unterschrieben von Notar Robert Riedl
3. in seiner Eigenschaft als Notar in Lauf a.d. Pegnitz.
4. Sie ist versehen mit dem Siegel des Notars
Robert Riedl in Lauf a.d. Pegnitz.

Bestätigt

5. in Nürnberg
6. am 26. Februar 2024
7. durch den Präsidenten des Landgerichts Nürnberg-Fürth
8. unter Nr. 910 a E - 1278/2024
9. Siegel
10. Unterschrift
Im Auftrag



Christine Gerstner
Justizhauptsekretärin



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

File No. R 00229 **/2024**

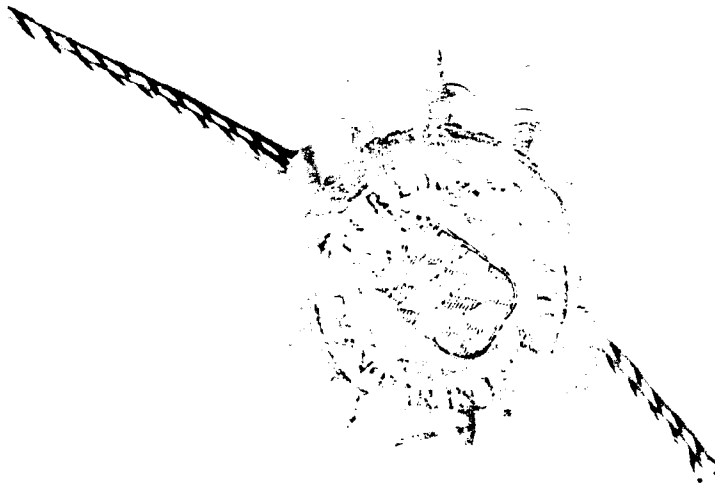
nh2142

I hereby certify, that the above are the true signatures, executed in my presence, of

1. Mr. Reinhard Friedrich **Moser**,
born 12.01.1962,
of 90763 Fürth, Kellermannstraße 44,
2. Mr. Hans-Jürgen **Moser**,
born 01.09.1964,
of in 91207 Lauf a.d. Pegnitz, Richard-Wagner-Straße 15,

identified by their Identity cards.

Lauf a. d. Pegnitz, 22.02.2024 (Germany)



Neal
Robert Riedl
notary

APOSTILLE

(Convention de La Haye du 5 octobre 1961)

1. Land: Bundesrepublik Deutschland

Diese öffentliche Urkunde

2. ist unterschrieben von Notar Robert Riedl

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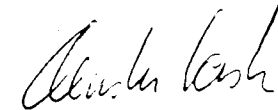
7. durch den Präsidenten des Landgerichts Nürnberg-Fürth

8. unter Nr. 910 a E - 1279/2024

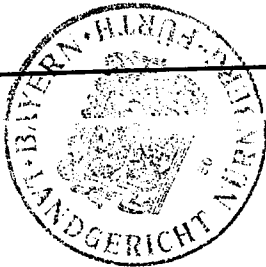
9. Siegel

10. Unterschrift

Im Auftrag

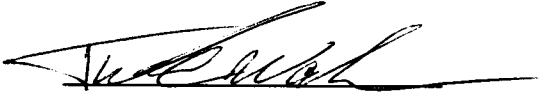


Christine Gerstner
Justizhauptsekretarin



State of Nevada)
) ss
County of Lyon)

Sworn to (or affirmed) and subscribed before me this 11th day of March, 2024, by
Petra Gay



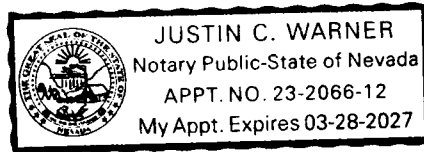
Notary Public's Signature

3-28-2027

My commission Expires

Justin C. Warner

Notary Public's Name



Description of Attached Document

Title or Type of Document: Bargain and Sale Deed

Document Date: 22 February 2024

Number of pages: 4 + Notary Page