

RETURN TO:  
AmeriTitle  
300 Klamath Avenue  
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:  
Ventura Cobian and Vanessa  
Cobian Serrato  
2153 Radcliff  
Klamath Falls, OR 97601

2013-014082  
Klamath County, Oregon  
12/27/2013 10:33:55 AM  
Fee: \$37.00

**GRANTOR:**

Patty L. Neel  
5303 Hilldale  
Klamath Falls, OR 97603



**GRANTEE:**

Ventura Cobian and Vanessa Cobian Serrato  
3153 Radcliff  
Klamath Falls, OR 97601

**-BARGAIN AND SALE DEED-**

Patty L. Neel, Grantor, convey to Vanessa Cobian Serrato and Ventura Cobian, not as tenants in common but with full rights of survivorship, Grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 788 in Block 105, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this transfer is Eighty-Five Thousand and no/100 Dollars (\$85.000.00).

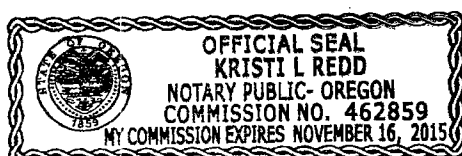
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 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.

DATED this 13<sup>th</sup> day of November 2013.

Patty L. Neel

STATE OF OREGON                     )  
  )   ss.  
County of Klamath                 )

Personally appeared before me this 13<sup>th</sup> day of November 2013, the above-named Patty L. Neel and acknowledged the foregoing instrument to be her true act and deed. Before me:



Notary Public for Oregon  
My Commission expires: 11/16/2015