

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601



00181033201600004750020022

01/19/2016 11:14:44 AM

Fee: \$47.00

GRANTOR'S NAME AND ADDRESS:

Sergio J. Cirina
1518 West 205th St., Aapt. 102
Torrance, CA 90501

GRANTEE'S NAME AND ADDRESS:

Dominic De Bernardi
17180 Hwy 238, Grants Pass, OR 97527

SEND TAX STATEMENTS TO:

Dominic De Bernardi
17180 Hwy 238, Grants Pass, OR 97527

BARGAIN AND SALE DEED

SERGIO J. CIRINA, hereinafter referred to as grantor, conveys to **DOMINIC DeBERNARDI**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 7 Block 7, KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Property ID.: R262913; Map ID No.: R-3510-022B0-02400-000

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$20,000.00.

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 15th day of January, 2016

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

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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, SECTION 2 TO 9 AND 17, CHAPTER 855,
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Sergio J. Cirina
Sergio J. Cirina

Matthew T. Parks

By: Matthew T. Parks, his Attorney-in-Fact
(2014-009667)

STATE OF OREGON; County of Klamath) ss.

ON THIS 15th day of January, 2016, BEFORE ME personally appeared Matthew T. Parks, personally known to me to be the person whose name is subscribed to the within record as the attorney in fact of Sergio J. Cirina, and acknowledged that he subscribed the name of Sergio J. Cirina thereto as principal, and his own name as attorney in fact.



Susan J. Roberts
NOTARY PUBLIC FOR OREGON

My Commission expires: 11/25/2016