



After recording return to:  
Vanessa Serrato Cobian  
2545 White Avenue  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Vanessa Serrato Cobian  
2545 White Avenue  
Klamath Falls, OR 97601

File No.: 7169-4174882  
Date: June 28, 2024

2024-005711

Klamath County, Oregon

07/03/2024 09:00:02 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY BARGAIN AND SALE DEED

**Vanessa Cobian-Zendejas who took title as Vanessa Serrato Cobian**, Grantor, conveys  
to **Vanessa Cobian-Zendejas**, Grantee, the following described real property:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as  
follows:

**Lot 27 in Block 305 of Darrow 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 consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS  
93.030)

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

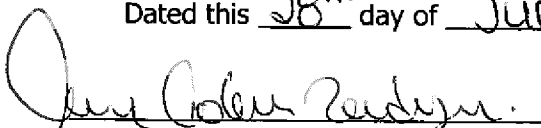
APN: **R633666**

Bargain and Sale Deed  
- continued

File No.: **7169-4174882 (RC)**  
Date: **06/28/2024**

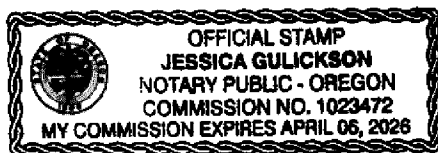
IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER 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 28<sup>th</sup> day of June, 2024.

  
Vanessa Cobian-Zendejas

STATE OF Oregon )  
County of Klamath ) ss.

This instrument was acknowledged before me on this 28<sup>th</sup> day of June, 2024 by Vanessa Cobian-Zendejas.



  
Notary Public for Oregon  
My commission expires: 04/06/2026