

Returned at Counter

2026-004542

Klamath County, Oregon



05/22/2026 08:11:45 AM

Fee: \$92.00

After recording, please return to:

Mika N. Bair
Bair Law, LLC
628 Main Street
Klamath Falls OR 97601

Send tax statements to:

David F. Immen
Post Office Box 66
Bonanza OR 97623

BARGAIN AND SALE DEED

Andrew Cibotti and Stacy Cibotti, as tenants by the entirety, who took title as Andrew and Stacy Cibotti, Grantors, convey to David F. Immen, Grantee, all the estate, right, and interest the above-named Grantors may have acquired in and to the following-described parcel of real property, improvements, and appurtenances thereon, in the County of Klamath, State of Oregon, to-wit:

Lot 16, Block 131, Klamath Falls Forest Estates, Hwy 66 Unit, Plat No. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Assessor's Tax Lot No. R-3811-012AO-00100
and Tax Account No. 467300

The true and actual consideration for this transfer, stated in terms of dollars, is \$-0-. However, the actual consideration consists of or includes other property or value given or promised, which i.e., in lieu of foreclosure.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

21st IN WITNESS WHEREOF, said Grantors have executed this instrument on the day of May 2026.

[Redacted signature area]

Andrew Jeffery Cibotti

[Redacted signature area]

Stacy Elizabeth Cibotti

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on May 21, 2026, by Andrew Jeffery Cibotti and Stacy Elizabeth Cibotti.

[Redacted signature area]

Notary Public for Oregon
My Commission Expires: 3/15/2027

