

Returned at Counter

2026-004545  
Klamath County, Oregon



05/22/2026 08:14:26 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:**

Andrew Jeffery Cibotti  
Stacy Elizabeth Cibotti  
6510 South Sixth Street #238  
Klamath Falls OR 97603

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**BARGAIN AND SALE DEED**

David F. Immen, Grantor, conveys to Andrew Jeffery Cibotti and Stacy Elizabeth Cibotti, as tenants by the entirety, Grantees, all the estate, right, and interest the above-named Grantor 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 \$29,500.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (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.

IN WITNESS WHEREOF, said Grantor has executed this instrument on the 21<sup>st</sup> day of May 2026.

  
\_\_\_\_\_  
David F. Immen

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on May 21, 2026, by David F. Immen.

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

