



After recording return to:  
Philip D. Filippi  
4172 Wilson Avenue  
Castro Valley, CA 94546

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Philip D. Filippi  
4172 Wilson Avenue  
Castro Valley, CA 94546

File No.: 7161-4172777 (SA)  
Date: July 03, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Stephanie L. Hathorn**, Grantor, conveys and warrants to **Philip D. Filippi and Philip A. Filippi not as tenants in common, but with rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

**The East 5 feet of Lot 17 and the West 55 feet of Lot 18 of DEBIRK HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2024-2025** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$215,000.00**. (Here comply with requirements of ORS 93.030)

APN: 546984

Statutory Warranty Deed  
- continued

File No.: 7161-4172777 (SA)

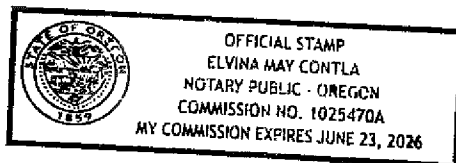
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 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 16 day of July, 2024.

Stephanie L. Hathorn  
Stephanie L. Hathorn

STATE OF Oregon )  
County of Klamath ) ss.  
)

This instrument was acknowledged before me on this 16 day of July, 2024  
by **Stephanie L. Hathorn**.



[Signature]  
Notary Public for Oregon  
My commission expires: 6/23/26



**First American Title**

**First American Title Insurance Company**

1225 Crater Lake Avenue, Suite 101

Medford, OR 97504

Phone: (541)779-7250 / Fax: (866)400-2250

PR: NWEST

Ofc: 7169 (1295)

**Invoice**

**To:** Nichole Saltenberger  
3130 S 6th Street  
Klamath Falls, OR 97603

**Invoice No.:** 1295 - 7169106834  
**Date:** 07/19/2024

**Our File No.:** 7161-4172777  
**Title Officer:** Gary Laney  
**Escrow Officer:** Sarah Amaya

**Customer ID:** 8897293

**Attention:**

**Liability Amounts**

**Owner 1:** \$215,000.00  
**Lender 1:** \$211,105.00

**Your Ref.:**  
**RE: Property:**  
3869 Barry Ave, Klamath Falls, OR 97603

**Buyers:** Philip D. Filippi, et al  
**Sellers:** Stephanie L. Hathorn

Description of Charge	Invoice Amount
Record Deed of Trust-First	\$162.00
Record Warranty Deed-First	\$87.00
Escrow/Closing Fee	\$1,300.00
E-recording Fee	\$10.00
Tracking Maintenance Fee	\$200.00
[OTIRO (209.10-06, 208.1-06, 222-06)] REM, Location, Environmental Protection	\$100.00
ALTA Owner's Policy	\$738.00
ALTA Loan Policy - Extended	\$319.00
Government Service Fee-OR	\$0.00
Outside Signing Fee	\$250.00

**INVOICE TOTAL** **\$3,166.00**

**Comments:**

**Thank you for your business!**

*To assure proper credit, please send a copy of this Invoice and Payment to:*

*Attention: Accounts Receivable Department*

*To pay electronically go to, <https://firstam.us/paytitleinvoice>, or mail check to PO Box 31001-2281*

Printed On: 07/19/2024, 11:35 AM

Requester: kw

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