



After recording return to:
The Michael and Diana Angeli Family
Trust
1012 Main Street, Ste C
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
The Michael and Diana Angeli Family
Trust
1012 Main Street, Ste C
Klamath Falls, OR 97601

File No.: 7161-4287309 (JC)
Date: July 07, 2025

THIS SPACE RESERVED FOR R

2025-006168

Klamath County, Oregon

07/18/2025 08:35:01 AM

Fee: \$97.00

STATUTORY WARRANTY DEED

John P. Curtiss, Grantor, conveys and warrants to **Michael Angeli and Diana Angeli, Trustees of The Michael and Diana Angeli Family Trust dated January 16, 2016**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **2025-2026** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$20,000.00**. (Here comply with requirements of ORS 93.030)

APN: 787811

Statutory Warranty Deed
- continued

File No.: 7161-4287309 (JC)

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 15 day of July, 2025.

John P. Curtiss
John P. Curtiss

STATE OF Oregon)

County of Klamath)ss.
Burns

This instrument was acknowledged before me on this 15 day of July, 2025
by **John P. Curtiss**.



Laurie D Garbarino

Notary Public for Oregon

My commission expires: 7/7/28

APN: **787811**

Statutory Warranty Deed
- continued

File No.: **7161-4287309 (JC)**

EXHIBIT A

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

ALL THOSE PORTIONS OF VACATED BLOCK 15, 16 AND OMAR STREET IN THE PLAT OF IRVINGTON HEIGHTS LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF BLOCK 1 OF TRACT 1145, NOB HILL REPLAT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.