



After recording return to:
Steve Self and Angi Christie
3151 Forest Hills, Apt. 12
Medford, OR 97504

Until a change is requested all tax
statements shall be sent to the
following address:
Steve Self and Angi Christie
3151 Forest Hills, Apt. 12
Medford, OR 97504

File No.: 7161-4294547 (RT)
Date: July 29, 2025

2025-006882

Klamath County, Oregon

08/07/2025 09:11:01 AM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDS USE

STATUTORY WARRANTY DEED

Erin S. Coburn, Grantor, conveys and warrants to **Steve Self and Angi Christie 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:

Lots 1, 2 & 3 in Block 77 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 4, in the County of Klamath, State of 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 **2025-2026** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$85,000.00**. (Here comply with requirements of ORS 93.030)


APN: 385620

Statutory Warranty Deed
- continued

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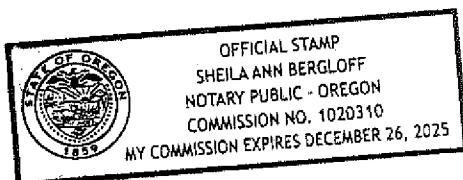
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

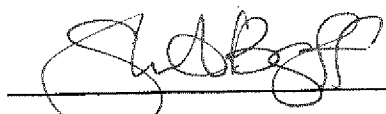
Dated this 5th day of August, 2025.


Erin S. Coburn

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 5th day of August, 2025
by **Erin S. Coburn**.




Notary Public for Oregon
My commission expires: 12/26/2025