

2006-020951

Klamath County, Oregon



00006605200600209510040041

10/18/2006 03:21:55 PM

Fee: \$36.00



After recording return to:
Najat Daibes and Nimeh Daibes
2075 Oregon Avenue
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Najat Daibes and Nimeh Daibes
Address as shown above.

File No.: 7021-897832 (MTA)
Date: October 09, 2006

THIS SPACE

STATUTORY WARRANTY DEED

Michael F. Bender and Dawn Taylor,, Grantor, conveys and warrants to **Najat Daibes and Nimeh Daibes, wife and husband**, 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. The **2006-'07** Taxes, a lien not yet payable.
2. 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.

The true consideration for this conveyance is **\$200,000.00**. (Here comply with requirements of ORS 93.030)

36-F

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES AND 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 197.352.

Dated this 17 day of October, 2006.



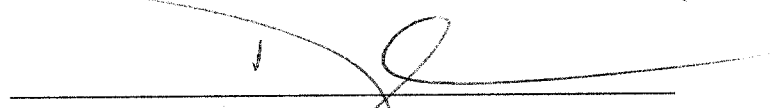
Michael F. Bender

Dawn Taylor

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 17 day of October, 2006
by **Michael F. Bender**.





Dori Crain
Notary Public for Oregon
My commission expires November 7, 2009

File No.: **7021-897832 (MTA)**
Date: **10/09/2006**

Notary Public for Verline Shaffer
My commission expires: 12/27/2007

EXHIBIT A**LEGAL DESCRIPTION:**

Lot 17 and the Westerly 13 feet of Lot 16 (being a portion of Lot 16 lying between the Northwestern line thereof and a line parallel thereto and distance 13 feet Easterly and extending between Prescott Street and Oregon Avenue) in Block 72 of Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO, a portion of the vacated section of Lakeview Street that lies between Blocks 65 and 72 in Buena Vista Addition to Klamath Falls, Oregon, and more particularly described as follows: Beginning at the Southwesterly corner of Lot 17, Block 72, Buena Vista Addition to Klamath Falls, Oregon; thence North 7° 16' East along the Westerly boundary of said Lot 17 a distance of 120.69 feet, more or less, to the Northwest corner of said Lot 17, thence South 89° 31' 30" West along the South boundary of Prescott Street, a distance of 14.02 feet; thence South 0° 28' 30" East 40.0 feet; thence South 89° 31' 30" West 13.0 feet; thence South 0° 28' 30" East 74.95 feet, more or less, to the Northerly line of Oregon Avenue; thence Southeasterly along said Northerly line of Oregon Avenue, a distance 11.0 feet, more or less, to the point of beginning.