



MT97928LW

**2013-007423**  
Klamath County, Oregon  
06/28/2013 02:14:53 PM  
Fee: \$42.00

After recording return to:

Nimeh Daibes

Attn: Nimeh and Najat Daibes 2820 Biehn  
St.

Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:

Nimeh Daibes

Attn: Nimeh and Najat Daibes 2820 Biehn  
St.

Klamath Falls, OR 97601

Escrow No. MT97928-LW

Title No. 0097928

SWD r.020212

### STATUTORY WARRANTY DEED

**Washburn Services, LLC, an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Nimeh Daibes, a married man as his sole and separate property,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**Lots 2 and 7 in Block 1, Tract 1249, Re-subdivision of Lot 4, Block 1, WASHBURN PARK, TRACT 1080, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$606,704.37**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**2013-2014 Real Property Taxes a lien not yet due and payable.**

42,000 AMT

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 27 day of June, 2013

Washburn Services, LLC

BY: W. Kory Jackson  
KORY JACKSON, MANAGER

State of Oregon  
County of Benton

This instrument was acknowledged before me on June 27, 2013 by Kory Jackson as manager of Washburn Services, LLC, an Oregon Limited Liability Company.

[Signature]  
(Notary Public for Oregon)

My commission expires July 1, 2015

