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2018-001846

Klamath County, Oregon

02/16/2018 09:36:02 AM

Fee: \$42.00

21986 AM  
Estate of Claudia Samsel, Nancy L.  
Landrum, Dana S. Tooker, Shaun A. Tooker  
2205 Kimberly Dr., K. Falls, OR 97603  
Nimeh Isa Daibes & Najat Nemeh Daibes  
2075 Oregon Ave.  
Klamath Falls, OR 97601

Grantee's Name and Address\*

After recording, return to (Name and Address):

Nimeh Isa Daibes & Najat Nemeh Daibes  
2075 Oregon Ave.  
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name and Address):

Nimeh Isa Daibes & Najat Nemeh Daibes  
2075 Oregon Ave.  
Klamath Falls, OR 97601

\*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

SPACE RESERVED  
FOR  
RECORDER'S USE

## FIDUCIARY'S DEED

THIS INDENTURE dated February 15, 2018, by and between Nancy Landrum, the duly appointed, qualified and acting ☒ conservator ☐ (other, state relationship) (indicate which) of the Estate of Claudia Samsel, a protected person, hereinafter called grantor, and Nimeh Isa Daibes and Najat Nemeh Daibes as Tenants by the Entirety, hereinafter called grantee; WITNESSETH:

For value received and the consideration hereinafter stated, grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, all the estate, right and interest of the protected person in that certain real property situated in Klamath County, State of Oregon, described as follows (legal description of property):

Lot 8 and the Easterly one-half of Lot 7 in Block 20, of North Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

\*and Nancy L. Landrum, Dana S. Tooker and Shaun A. Tooker, Individually, not as tenants in common but with right of survivorship,

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee, and grantee's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 120,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Nancy L. Landrum

Dana S. Tooker

Shaun A. Tooker

Nancy Landrum, as Conservator of the  
Estate of Claudia Samsel, a protected person

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on 2-15-18  
by Nancy L. Landrum, Dana S. Tooker and Shaun A. Tooker

This instrument was acknowledged before me on 2-15-18

by Nancy Landrumas Conservatorof Claudia Samsel, a protected person

OFFICIAL STAMP  
BRENDA JEAN PHILLIPS  
NOTARY PUBLIC- OREGON  
COMMISSION NO. 947123  
MY COMMISSION EXPIRES FEBRUARY 04, 2020

Notary Public for Oregon

My commission expires 2-4-2020