



THIS SPACE RESERVED FOR R

2018-009292

Klamath County, Oregon

08/06/2018 03:34:01 PM

Fee: \$92.00

After recording return to:

Nimeh Isa Daibes and Najat Nemeh Daibes

2075 Oregon Ave.

Klamath Falls, OR 97601

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

Nimeh Isa Daibes and Najat Nemeh Daibes

2075 Oregon Ave.

Klamath Falls, OR 97601

File No. 252115AM

STATUTORY WARRANTY DEED

Candace Lynn Nelson, Successor Trustee of the Henry T. Holman Trust U.T.A.D. October 9, 1990 and Kate Bekins, Successor Trustee of the Patricia R. Holman Trust U.T.A.D. October 9, 1990,

Grantor(s), hereby convey and warrant to

Nimeh Isa Daibes and Najat Nemeh Daibes, as Tenants by the Entirety,

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:

Lot 17 in Block 10 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.

TOGETHER WITH that portion of vacated Oregon Avenue lying adjacent to and Northerly of said Lot by Order of Vacation recorded March 16, 1959 in Volume 310 at page 496, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$300,000.00.

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:

2018-2019 Real Property Taxes, a lien not yet due and payable.

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 3rd day of August, 2018.

The Henry T. Holman Trust

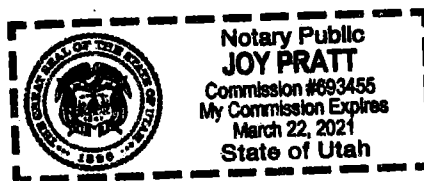
By: Candace Lynn Nelson, Successor Trustee
Candace Lynn Nelson, Successor Trustee

State of UTAH } ss.
County of SALT LAKE }

On this 3rd day of August, 2018, before me, Joy Pratt a Notary Public in and for said state, personally appeared Candace Lynn Nelson, Successor Trustee known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of The Henry T. Holman Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Joy Pratt
Notary Public for the State of UTAH
Residing at: Salt Lake City
Commission Expires: March 22, 2021



Dated this 3rd day of August, 2018.

The Patricia R. Holman Trust

By: Kate Bekins, Successor Trustee
Kate Bekins, Successor Trustee

State of CALIFORNIA
County of CONTRA COSTA } ssA

On this 3rd day of August, 2018, before me, FAROK ARDESHER a Notary Public in and for said state, personally appeared Kate Bekins, Successor Trustee known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of The Patricia R. Holman Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Farok Ardesher

Notary Public for the State of CALIFORNIA
Residing at: WALNUT GREEN
Commission Expires: 4-3-19

