



THIS SPACE RESERVED FOR

2019-007775

Klamath County, Oregon

07/10/2019 03:01:02 PM

Fee: \$97.00

After recording return to:

Krystal Daibes and Shaun Jeremy Higgins

1939 N. Eldorado Ave

Klamath Falls, OR 97601

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

Krystal Daibes and Shaun Jeremy Higgins

1939 N. Eldorado Ave

Klamath Falls, OR 97601

File No. 299965AM

STATUTORY WARRANTY DEED

Dawn Court, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Krystal Daibes and Shaun Jeremy Higgins, 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 4, Block 5, Tract No. 1117, FIRST ADDITION TO EAST HILLS, 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 \$260,000.00.

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:

2019-2020 Real Property Taxes, a lien not yet due and payable

92

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 July day of 5, 2019

Dawn Court LLC

By: _____
Tamim Salman, Member

By: [Signature]
Waddah Salman, Member

By: _____
Cheyanna Cherie Salman, Member

By: Hala Salman
Hala Lee Salman, Member

SIGNED IN COUNTERPART

State of FL } ss
County of Duval }

Attest
On this 5 day of July, 2019, before me, Laurie Hecht a Notary Public in and for said state, personally appeared Tamim Salman and Waddah Salman known or identified to me to be the Managing Member in the Limited Liability Company known as Dawn Court LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

[Signature]
Notary Public for the State of FL
Residing at: 8953 Grandpian Dr N, Jacksonville, FL 32216
Commission Expires:



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 8th day of July, 2019.

Dawn Court LLC

By: [Signature] member
Tamim Salman, Member

By: [Signature]
Waddah Salman, Member

By: [Signature] CCS Cheyanna Cherie Salman, Member
Cheyanna Cherie Salman, Member

By: [Signature]
Hala Lee Salman, Member

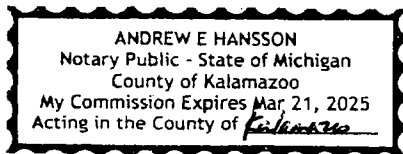
SIGNED IN COUNTERPART

State of Michigan } ss
County of Kalamazoo }

On this 8th day of July, 2019, before me, Andrew E. Hansson a Notary Public in and for said state, personally appeared Tamim Salman and Waddah Salman known or identified to me to be the Managing Member in the Limited Liability Company known as [Signature] who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

[Signature]
Notary Public for the State of Michigan
Residing at: Kalamazoo County
Commission Expires: March 21, 2025



State of Michigan } ss
County of Kalamazoo }

On this 31st day of July, 2019, before me, Andrew E. Hansson, a Notary Public in and for said state, personally appeared Cheyanna Cherie Salman and ~~Hala Lee Salman~~ ^{Hala Lee} known or identified to me to be the Managing Member in the Limited Liability Company known as ~~7724~~ who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

Andrew E. Hansson
Notary Public for the State of Michigan
Residing at: Kalamazoo County
Commission Expires: March 21, 2025

