



THIS SPACE RESERVED FOR

2020-003962

Klamath County, Oregon

04/03/2020 09:22:27 AM

Fee: \$87.00

After recording return to:

Nimeh I. Daibes and Najat I. Daibes

1939 N Eldorado

Klamath Falls, OR 97601

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

Nimeh I. Daibes and Najat I. Daibes

1939 N Eldorado

Klamath Falls, OR 97601

File No. 353848AM

### STATUTORY WARRANTY DEED

**George D. Flitcraft and Lynette A. Flitcraft, Trustees of the George D. Flitcraft and Lynette A. Flitcraft Trust Agreement, dated August 15, 2016,**

Grantor(s), hereby convey and warrant to

**Nimeh I. Daibes and Najat I. 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:

**Lots 1 and 2, Block 76, KLAMATH ADDITION TO LINKVILLE, now City of Klamath Falls, according to the duly recorded plat thereof.**

The true and actual consideration for this conveyance is \$180,000.00.

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:

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 1<sup>st</sup> day of April, 2020.

The George D. Flitcraft and Lynette A. Flitcraft Trust Agreement, dated August 15, 2016

By: Lynette A. Flitcraft Trustee  
Lynette A. Flitcraft, Trustee

State of Arizona } ss.  
County of Maricopa }

On this 1<sup>st</sup> day of April, 2020, before me, Lila Baschieri a Notary Public in and for said state, personally appeared Lynette A. Flitcraft known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The George D. Flitcraft and Lynette A. Flitcraft Trust Agreement, dated August 15, 2016, 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.

Lila Baschieri  
Notary Public for the State of Arizona  
Residing at: San City, Wisc, AZ 85375  
Commission Expires: April 24, 2023

