



2022-009061  
Klamath County, Oregon  
07/25/2022 11:30:01 AM  
Fee: \$107.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Nimeh I. Daibes and Najat I. Daibes

2075 Oregon Ave.

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

2075 Oregon Ave.

Klamath Falls, OR 97601

File No. 550676AM

### STATUTORY WARRANTY DEED

**Robert E. Rice, Claiming Successor of the Estate of Gary Eck, deceased, Robert E. Rice, Samantha M. Rice, Matthew J. Bosse, Wallace Eck, who acquired title as Wally Eck and Kathy Eck, AKA Kathleen L. Eck**

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 6, 7 and 8, Block 8, NORTH KLAMATH FALLS, in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$200,000.00.

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:

*2022-2023 Real Property Taxes, a lien not yet due and payable*

**THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.**

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 20<sup>th</sup> day of July, 2022

The Estate of Gary Lamont Eck

By: X [Signature]

Robert E. Rice, Claiming Successor

[Signature]  
Samantha M. Rice

[Signature]  
Matthew J. Bosse

Wally Eck

X [Signature]  
Kathy Eck

X [Signature]  
Robert E. Rice

State of Washington

County of Monroe

On this 20<sup>th</sup> day of July, 2022, before me, Tina Kelly a Notary Public in and for said state, personally appeared Robert E. Rice, Claiming Successor of the Estate of Gary Lamont Eck, and Robert E. Eck, individually, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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 Oregon

Residing at: Salem

Commission Expires: 1-28-23



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 21st day of July, 2022

The Estate of Gary Lamont Eck

By: \_\_\_\_\_  
Robert E. Rice, Claiming Successor

\_\_\_\_\_  
Samantha M. Rice

\_\_\_\_\_  
Matthew J. Bosse

X Wally Eck AKA Wallace Eck  
Wally Eck AKA Wallace Eck WLE

\_\_\_\_\_  
Kathy Eck

\_\_\_\_\_  
Robert E. Rice

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Robert E. Rice, Claiming Successor of the Estate of Gary Lamont Eck, and Robert E. Eck, individually, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Samantha M. Rice, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Matthew J. Bosse, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

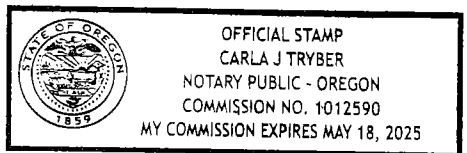
Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

State of Oregon } ss  
County of Jackson }

AKA Wallace Eck CP  
Carla J. Tryber

On this 21 day of July, 2022, before me, Carla J. Tryber a Notary Public in and for said state, personally appeared Wally Eck, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

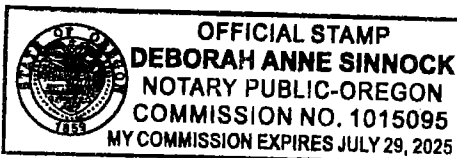
Notary Public for the State of Oregon  
Residing at: Jackson  
Commission Expires: 5-18-2025



State of OR } ss  
County of KLAMATH

On this 22nd day of July, 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Samantha M. Rice, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

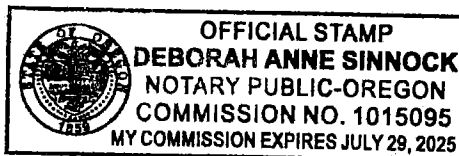
Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: KLAMATH Co  
Commission Expires: 7-29-25



State of OR } ss  
County of KLAMATH

On this 22nd day of July, 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Matthew J. Bosse, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: KLAMATH Co  
Commission Expires: 7-29-25



State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Wally Eck, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

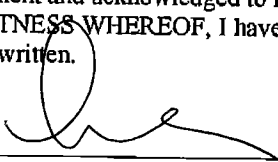
\_\_\_\_\_  
Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

State of Oregon ss  
County of Marion

On this 20th day of July, 2022, before me, Tina Kelly a Notary Public in and for said state, personally Kathy Eck, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

\*AKA. Kathleen L. Eck

  
Notary Public for the State of Oregon  
Residing at: Salem  
Commission Expires: 1-28-23

