

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.

Page 2 Statutory Warranty Deed Escrow No. 550676AM

BEFORE SIGNING OR ACCEPTING THE 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 DESCRIBEDIN 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 day of	<u> 9017</u> 1
The Estate of Gary Lamont Eck	
By:	
Robert E. Rice, Claiming Successor	
Samantha M. Rice	
M2052	•
Matthew J. Bosse	
Wally Eck	
Xtallow Si Eck	
Kathy Eck	
Robert E. Rice	
State of Marth ss	
County of Money	- V. O.
On this 2012 day of 2022, before me, state, personally appeared Robert E. Rice, Claiming	a Notary Public in and for said Successor of the Estate of Gary Lamont Eck, and Robert E. Eck,
individually, known or identified to me to be the per	rson(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 I	e. hand and affixed my official seal the day and year in this certificate first
above written.	,,,,
Notary Public for the State of One	OFFICIAL STAMP
Residing at: Solum Commission Expires: 1-28-23	TINA MARIE KELLY NOTARY PUBLIC-OREGON
	COMMISSION NO. 983530

MY COMMISSION EXPIRES JANUARY 28, 2023

BEFORE SIGNING OR ACCEPTING THE 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 195.301, 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 $\frac{2/5^{4}}{}$ day of $\frac{\sqrt{3}}{\sqrt{3}}$, $\frac{\sqrt{3}}{\sqrt{3}}$	
The Estate of Gary Lamont Eck	
By:	
Robert E. Rice, Claiming Successor	•
Samantha M. Rice	
Matthew J. Bosse	
Wally Eck AKA Wallace ECK at hE	
w nc	
Kàthy Eck	
Robert E. Rice	
State of } ss County of }	
On this day of, 2022, before me, state, personally appeared Robert E. Rice, Claiming Successor of the Estr	a Notary Public in and for said
individually, known or identified to me to be the person(s) whose name(s acknowledged to me that he/she/they executed same.) is/are subscribed to the within Instrument and
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my above written.	official seal the day and year in this certificate first
Notary Public for the State of	
Residing at:	,
Commission Expires:	

Escrow No. 550		eea					
State of	} ce						
County of							
state, personally	appeared Sar	_ 2022, before me, nantha M. Rice, known nowledged to me that h				a Notary P se name(s) is	ublic in and for said /are subscribed to
IN WITNESS V		have hereunto set my ha				l year in this	certificate first
above written.				Defending	processing the second s		
•	•	Section 1	•				
Notary Public fo	or the State of						
Residing at: _	res ^{retor}	 -					
Commission Ex	pires:						
	/						
State of	} ss						
County of							
On this	J C	2002 1 -5	zi.			31 . B	
state personally	day or appeared Ma	_, 2022, before me, tthew J. Bosse, known	or identified	to me to be t	ne percon(e) who	a Notary P	ublic in and for said
the within Instr	iment and ack	nowledged to me that h	e/she/thev e	xecuted same.	ne bersou(s) who	ac name(a) is	are subscribed to
IN WITNESS V	VHEREOF, I	have hereunto set my ha	and and affix	ced my officia	l seal the day and	l year in this	certificate first
above written.							
			e.				
	,						
Notary Public fo	or the State of						
Residing at:							
Commission Ex	pires;			\bigcirc			
		Axx Wall	- V	\mathcal{M}			
Maga	1	0-11	Me Eck	- \			
State of K) ss	VX Wall					
County of	LSOLD ,	ATT	, 1				
On this _2/_	day of	, 2022 before me,	Mad. To	7/1/1-		a Motary B	ublic in and for said
state, personally	-	71 . 1 . 1 . 1 . 1 . 1 . 1 . 1 . 1 .	tified to me	to be the perso	n(s) whose name		
within Instrume	nt and acknow	vledged to me that he/sh	ne/they exec	uted same.	(-,	(0) 15: 11-0 000	
	VHEREOF, I	have hereunto set my ha	and and affix	ked my officia	l seal the day and	l year in this	certificate first
above written.		ana.					
Notary Public fo	of the State of	UKUOT)					
Residing at: Commission Ex	Dires.		ſ	OF O	OFFICE OF THE PROPERTY OF THE		
	- E-10	- 6			OFFICIAL STAN CARLA J TRYBE		
	0,18	.9092		1859	NOTARY PUBLIC - OF COMMISSION NO. 10 COMMISSION EXPIRES A	REGON 012590	
			i.	mı	COMMISSION EXPINES N	W1 10, ZUZO	

Page 3 Statutory Warranty Deed Escrow No. 550676AM
State of (IC) ss County of (Iga HI)
On this 22 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.
OFFICIAL STAMP DEBORAH ANNE SINNOCK NOTARY Public for the State of DATE Residing at: Ann of DATE Commission Expires: 7-29.25 OFFICIAL STAMP DEBORAH ANNE SINNOCK NOTARY PUBLIC-OREGON COMMISSION NO. 1015095 MY COMMISSION EXPIRES JULY 29, 2025
State of A se County of A Property (
On this 2000 day of 2022, before me, 2000 from the Nove Swall 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 AND Commission Expires: 7,2925 OFFICIAL STAMP DEBORAH ANNE SINNOCK NOTARY PUBLIC-OREGON COMMISSION NO. 1015095 MY COMMISSION EXPIRES JULY 29, 2025
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:

Page 4 Statutory Warranty Deed Escrow No. 550676AM

County of v

On this day of d

Notary Public for the State of Residing at: Subsection Commission Expires:

OFFICIAL STAMP TINA MARIE KELLY NOTARY PUBLIC-OREGON COMMISSION NO. 983530 MY COMMISSION EXPIRES JANUARY 28, 2023