

2022-013225

Klamath County, Oregon



00308516202200132250030030

11/10/2022 11:31:12 AM

Fee: \$92.00

THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

THE ESTATE PLANNING GROUP

711 BENNETT AVENUE

MEDFORD, OREGON 97504

1) **TITLE(S) OF THE TRANSACTION(S)** ORS 205.234(a)
WARRANTY DEED

2) **DIRECT PARTY / GRANTOR(S)** ORS 205.125(1)(b) and 205.160
NIMEH DAIBES AND NAJAT DAIBES

3) **INDIRECT PARTY / GRANTEE(S)** ORS 205.125(1)(a) and 205.160
DAIBES LAND, LLC

4) **TRUE AND ACTUAL CONSIDERATION**
ORS 93.030(5) – Amount in dollars or other

\$ 0.00

☐ Other

5) **SEND TAX STATEMENTS TO:**

DAIBES LAND, LLC

1939 N. ELDORADO

KLAMATH FALLS, OR 97601

6) **SATISFACTION of ORDER or WARRANT**
ORS 205.125(1)(e)

CHECK ONE: ☐ FULL

(If applicable) ☐ PARTIAL

7) **The amount of the monetary obligation imposed by the order or warrant.** ORS 205.125(1)(c)

\$

8) **If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244:** "RERECORDED AT THE REQUEST OF _____ ASSESSOR OFFICE _____ TO CORRECT _____ LEGAL DESCRIPTION _____ PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE NUMBER 2022-010923."

2022-010923

Klamath County, Oregon

Grantor's Name and Address

NIMEH DAIBES

NAJAT DAIBES

1939 N. ELDORADO

KLAMATH FALLS, OREGON 97601

Grantee's Name and Address

DAIBES LAND, LLC

1939 N. ELDORADO

KLAMATH FALLS, OREGON 97601

After recording, return to:

THE ESTATE PLANNING GROUP

711 BENNETT AVENUE

MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

DAIBES LAND, LLC

1939 N. ELDORADO

KLAMATH FALLS, OREGON 97601

00305831202200109230020020

09/08/2022 11:50:21 AM

Fee: \$87.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that NIMEH DAIBES AND NAJAT DAIBES, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by DAIBES LAND, LLC, hereinafter called grantee, do hereby grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

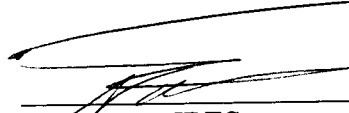
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 4th day of August, 2022 if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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. 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.

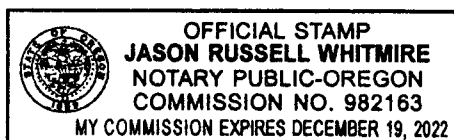

NIMEH DAIBES


NAJAT DAIBES

State of Oregon

County of Jackson

Before me this 4th day of August, 2022, personally appeared NIMEH DAIBES and NAJAT DAIBES, and acknowledged the foregoing instrument to be their voluntary act and deed.



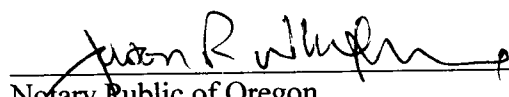

Notary Public of Oregon
My Commission expires: 12/19/2022

EXHIBIT 'A'

1310 Sargent Avenue, Klamath Falls, Oregon

Fairview, Block 3 Lot 5.

Tax Account No. R302309 Map Tax Lot No. R-3809-029DB-10300-000

1645 Siskiyou St., Klamath Falls, Oregon

Lot 5 ~~Block 86~~, Block 86, 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.