

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.

2023-001303**Klamath County, Oregon**

00311893202300013030040042

02/24/2023 10:17:52 AM

Fee: \$102.00

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
SISKIYOU BIEHN, LLC

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

\$ 0.00 ☐ Other

5) SEND TAX STATEMENTS TO:
SISKIYOU BIEHN, 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 2022-013226 _____."

2022-013226

Klamath County, Oregon



00308517202200132260030037

11/10/2022 11:31:19 AM

Fee: \$92.00

RECORDING COVER SHEET (Please Print or Type)

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THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE

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
SISKIYOU BIEHN, LLC

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

\$ 0.00

☐ Other

5) **SEND TAX STATEMENTS TO:**

SISKIYOU BIEHN, LLC

1939 N. ELDORADO

KLAMATH FALLS, OR 97601

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

CHECK ONE:
(If applicable)

☐

FULL

☐

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 2022-010932 _____."**

2022-010932

Klamath County, Oregon

Grantor's Name and Address

NIMEH DAIBES
NAJAT DAIBES
1939 N. ELDORADO
KLAMATH FALLS, OREGON 97601

Grantee's Name and Address

SISKIYOU BIEHN, 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:

SISKIYOU BIEHN, LLC
1939 N. ELDORADO
KLAMATH FALLS, OREGON 97601

00305840202200109320020020

09/08/2022 12:01:22 PM

Fee: \$87.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that NIMEH DAIBES aka NIMEH ISA DAIBES AND NAJAT DAIBES aka NAJAT NEMEH DAIBES, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by SISKIYOU BIEHN, 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.

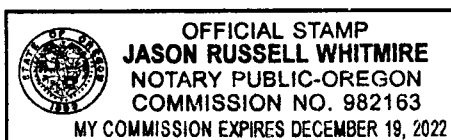
NIMEH DAIBES

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'

2106 Biehn Street, Klamath Falls, Oregon 97601

Lot 8 and the Easterly one-half of Lot 7 in Block 20, of North Klamath Falls, according to the official plat thereof on file in the office of the county Clerk of Klamath County, Oregon.

2461 Hawkins Street, Klamath Falls, Oregon 97601

Lot 17 in Block 10 of 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.

TOGETHER WITH that portion of vacated Oregon Avenue lying adjacent to and Northerly of said Lot by Order of Vacation recorded March 16, 1959 in Volume 310 at page 496, Deed Records of Klamath County, Oregon.

1635 Siskiyou St., Klamath Falls, Oregon 97601

Lot ~~5~~ 6, and the South 5 feet of Lot 5 in 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.