



MTL 59991-KR

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

NIKESH RAMESHLAL PATEL

3844 HIGHWAY 97 N.

KLAMATH FALLS, OR 97601

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

NIKESH RAMESHLAL PATEL

3844 HIGHWAY 97 N.

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 03/18/2003 3:10 pm.

Vol M03 Pg 16241-42

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Escrow No. MT59991-KR

'03 MAR 18 PM 3:10

### WARRANTY DEED

SUBHASAH C. PATEL AND RENUKA S. PATEL, ALSO KNOWN AS REMUKA S. PATEL, AS TENANTS BY THE ENTIRETY, Grantor(s) hereby grant, bargain, sell, warrant and convey to: NIKESH RAMESHLAL PATEL AND NISHA NIKESH PATEL, AS TENANTS BY THE ENTIRETY AND DIPAKKUMAR JAY ANTILAL AMIN AND PALLAVI PRAVINBHAI PATEL, AS TENANTS BY THE ENTIRETY, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: TRUST DEED DATED JULY 26, 1993 AND RECORDED JULY 30, 1993 IN VOLUME M93, PAGE 18748 AND RE-RECORDED AUGUST 4, 1993 IN VOLUME M93, PAGE 19150, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON IN FAVOR OF SOUTH VALLEY STATE BANK AS BENEFICIARY. THE ABOVE NAMED GRANTEE DOES NOT AGREE TO ASSUME NOR PAY THIS TRUST DEED AND THE ABOVE NAMED GRANTOR AGREES TO HOLD THE GRANTEE HARMLESS THEREFROM.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said 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 for this conveyance is \$415,000.00.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 7th day of March, 2003.

Subhasah Patel

SUBHASAH C. PATEL

Renuka S. Patel

RENUKA S. PATEL

STATE OF CALIFORNIA

COUNTY OF Santa Cruz

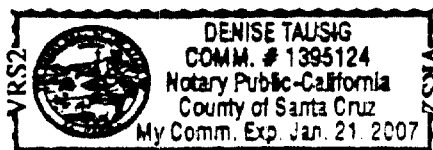
}  
} ss.

On March 7, 2003 before me, Denise Tausig personally appeared SUBHASAH C. PATEL and RENUKA S. PATEL ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that THEY executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Denise Tausig



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Beginning at the Northwest corner of Chelsea Addition, a platted subdivision of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which point of beginning is on the West line of the NE1/4 NE1/4 of said Section 19 and which, according to the plat of said Chelsea Addition, lies South 0° 4' West, a distance of 693.1 feet from the Northwest corner of NE1/4 NE1/4 of Section 19; thence North 0° 4' East along the West line of NE1/4 NE1/4 of Section 19, a distance of 678.9 feet to the Southwesterly right of way line of the Dalles-California Highway; thence South 38° 54' East (South 38° 52' East according to the State Highway right of way map) a distance of 874 feet to a point on the North boundary of said Chelsea Addition; thence North 89° 52' West (North 89° 49' West according to the plat of Chelsea Addition) along the North boundary of said Chelsea Addition, a distance of 551.3 feet to the point of beginning, being all that part of the NE1/4 NE1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly from the Dalles-California Highway and Northerly from Chelsea Addition in Klamath County, Oregon.

**EXCEPTING THEREFROM:**

A tract of land situated in the NE1/4 NE1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that property conveyed to Subhash C. Patel and Renuka S. Patel by Deed M99-38255 of the Klamath County Deed Records, more particularly described as follows:

Beginning at a ½ inch iron pin marking the Northwest corner of Chelsea Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North 00°08'52" East, 678.17 feet, along the West line of the NE1/4 NE1/4 of said Section 19, to a point on the Southwesterly right of way line of the Dalles-California Highway (Highway 97), said right of way line being a curve concave to the Southwest and having a radius of 5,689.58 feet; thence Southeasterly along the arc of said curve a distance of 23.94 feet (chord bears South 39°11'51" East, a distance of 23.94') to the end of said curve at Highway Centerline Station 62+23.9; thence continuing along said right of way South 38°59'16" East, 366.56 feet; thence South 51°00'44" West, 47.11 feet along a line perpendicular to said right of way, to a point; thence South 00°08'52" West, 345.21 feet along a line parallel with the West line of the NE1/4 NE1/4 of said Section 19, to a point on the North line of Chelsea Addition; thence North 89°57'31" West, 210.00 feet to the point of beginning.

RESERVING to the Grantors, their successors, and assigns, a utility easement 20 feet in width, over and across the real property herein conveyed. Said easement for existing sewer and water lines, lying Southwesterly of and adjoining the Southwesterly right of way line of the Dalles-California Highway.