

05 JAN 19 11:28
05 JAN 11 11:48

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After recording return to:
First American Title Insurance Co. of Or.
P.O. Box 151
Klamath Falls, Oregon 97630

State of Oregon, County of Klamath
Recorded 01/11/2005 11:48a m
Vol M05 Pg 02048
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

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Send tax stmt to Mr & Mrs Nagin Patel
3939 North Highway 97
Klamath Falls, OR 97601

STATUTORY WARRANTY DEED

****RE-RECORDING TO ADD LEGAL DESCRIP.**

Subhash Patel and Renuka Patel, as tenants in common, GRANTORS, convey and warrant to Nagin Patel and Sonal Patel, husband and wife, GRANTEES, the real property as specifically described on Exhibit A attached hereto free of encumbrances except as follows:

Subject to and excepting:


State of Oregon, County of Klamath
Recorded 01/19/05 11:28a m
Vol M05 Pg 03926-27
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2


1. Standard title policy exceptions.
2. Grant of right of way, including the terms and provisions thereof, granted by A.C. Lavenik and Edrie Lavenik, husband and wife, to The California Oregon Power Company, a California corporation as recorded on September 8, 1958 in Volume 303 at page 249, of the Klamath County record of deeds.
3. Easement, including the terms and provisions thereof, between Joe H. Victor and Eleanor Victor and City of Klamath Falls, Oregon, as recorded on September 12, 1978 in Volume M 78 at page 20136, of the Klamath County record of deeds.
4. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

The true and actual consideration for this conveyance is pursuant to an IRC§1031 tax deferred exchanged.

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.

IN WITNESS WHEREOF, the Grantors have executed this instrument the ____ day of January, 2005.

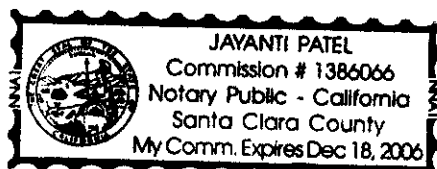

Subhash Patel


Renuka Patel

STATE OF CALIFORNIA)

County of Santa Clara)

Be it remembered that on this 8th day of January, 2005 personally appeared before me, a Notary Public in and for said County and State, the above named Subhash Patel and Renuka Patel acknowledged the foregoing instrument to be their voluntary act and deed.




NOTARY PUBLIC FOR CALIFORNIA
My Commission Expires: DEC. 18 2006

03927**Exhibit "A"**

Real property in the County of Klamath, State of Oregon, described as follows:

Beginning at an iron pin on the Northeasterly right of way line of the State Highway No. 97 which lies S. 0°06" W. along the East section line a distance of 688.5 feet and N. 89°49' W. along the North line of Byrd Avenue in Chelsea Addition, a distance of 521.6 feet and N. 38°52' W. along the Northeasterly right of way line of State Highway No. 97 (Note: State Highway bearing of this line shown N. 39°07 1/2" W.) a distance of 380.55 feet from the iron axel which marks the Northeast corner of Section 19, Township 38 South, Range 9 E. W. M., in Klamath County, Oregon, and running thence: N. 51°08' E. a distance of 192.77 feet to an iron pin; thence N. 38°52' W. parallel to the Northeasterly right of way line of Highway No. 97 to a point on the North line of Section 19; thence West along the North line of Section 19 to its intersection with the Northeasterly right of way line of Highway No. 97; thence Southeasterly along the Northeasterly right of way line of Highway 97 to the point of beginning, in the NE 1/4 NE 1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon.

Tax Parcel Number: 432124