

M05-65308

Klamath County, Oregon

09/28/2005 03:43:05 PM

Pages 4 Fee: \$36.00

AFTER RECORDING, RETURN TO:

O'Donnell & Clark LLP
Attn: Nancy Kyker, Legal Assistant
Fremont Place II, Suite 302
1650 NW Naito Parkway
Portland, OR 97209

**UNTIL A CHANGE IS REQUESTED, ALL TAX
STATEMENTS SHALL BE SENT TO THE
FOLLOWING ADDRESS:**

No change in tax statements.

1st 592362

BARGAIN & SALE DEED - STATUTORY FORM

PRAMUKH, L.L.C., an Oregon limited liability company (hereinafter called "Grantor"), conveys an undivided 50% tenancy in common interest to BAKULESH G. PATEL, and an undivided 25% tenancy in common interest to PARESH J. PATEL, and an undivided 25% tenancy in common interest to PRAKESH J. PATEL (hereinafter collectively called "Grantee"), in the following described real property:

See Exhibit "A" (Legal Description) and Exhibit "B" (Permitted Exceptions)
attached hereto and incorporated herein by this reference.

The true consideration paid for this conveyance is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration.

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 *22* day of September, 2005.

PRAMUKH, L.L.C.,
an Oregon limited liability company


By: 

Bakulesh G. Patel, Manager

36F

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 21st day of September, 2005, by Bakulesh G. Patel, the manager of PRAMUKH, L.L.C., an Oregon limited liability company on behalf of the company.



Notary Public for Oregon
My Commission Expires: 8-2007



Exhibit "A"
Legal Description

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

Parcel 2 of Property Line Adjustment 26-97, more particularly described as follows:

A tract of land being in Blocks 32 and 33 of LINKVILLE, Oregon, situated in SW1/4, NE1/4, NW1/4 SE1/4 and NE1/4 SW1/4 of Section 32, Township 38 South Range 9 E.W.M., Klamath County, Oregon more particularly described as follows:

Beginning at the most Northerly corner of said Block 33, thence South 39° 04' 30" West 261.69 feet; thence South 41° 26' 08" East 10.25 feet; thence South 50° 41' 48" East 83.26 feet; thence South 84° 40' 38" East 7.27 feet; thence South 43° 07' 05" East 13.76 feet; thence South 39° 11' 23" West 69.62 feet; thence North 54° 27' 41" West 4.80 feet; thence South 38° 54' 57" West 22.54 feet; thence South 63° 41' 04" West 30.14 feet; thence South 39° 50' 51" West 34.61 feet; thence South 25° 45' 25" West 16.36 feet; thence South 35° 52' 12" East 16.43 feet; thence South 39° 18' 22" West 27.24 feet; thence South 03° 21' 43" West 9.68 feet; thence South 40° 35' 13" West 73.38 feet; thence North 49° 45' 45" West 44.43 feet; thence South 36° 06' 52" West 32.33 feet; thence South 64° 31' 29" West 13.24 feet, to the Southerly line of said Block 32; thence South 50° 55' 30" East 10.03 feet, along the Southerly line of said Block 32. Thence South 39° 04' 30" West 26.29 feet, to the Northerly right of way line of Center Street; thence, along the Northerly right of way line of Center Street, South 63° 14' 30" East 128.34 feet, along the arc of a curve to the left, (radius equals 44.00 feet and central angle equals 77° 41' 00") 59.66 feet to the easterly line of said Block 32; thence North 39° 04' 30" East 543.93 feet to the most Easterly corner of said Block 33; thence North 50° 55' 30" West 240.00 feet, to the point of beginning, containing 108,012 square feet.

TOGETHER WITH the encroachment agreement contained in Volume M82 Page 15633.

Tax Parcel Number: 476229

Exhibit "B"
Permitted Exceptions

1. Easement, including terms and provisions contained therein:
Recording Information: February 2, 1978 in Volume M78 Page 2042, records of
Klamath County, Oregon
In Favor of: Pacific Power & Light Company
For: Lot 1, Block 32
2. Encroachment Permit Agreement, including terms and provisions thereof.
Recorded: November 23, 1982 in Volume M82 Page 15633, records of
Klamath County, Oregon
From: City of Klamath Falls, Oregon
To: Molatore's Motel, Inc.
Assigned to: Pramukh, L.L.C.
By Deed recorded: June 11, 1998 in Volume M98 Page 19915, records of
Klamath, County, Oregon
3. Easement, including terms and provisions contained therein:
Recording Information: May 17, 1988 in Volume M88 Page 7733, records of Klamath
County, Oregon
In Favor of: Pacific Power & Light Company
For: underground right of way easement
(Affects Lots 1, 2, 7 & 8, Block 33)
4. Agreement for Easements, including terms and provisions contained therein:
Recording Information: February 10, 1998 in Volume M98 Page 4378, records of Klamath
County, Oregon
Between: Jun Yang and Yan Liang
And: Molatore's Motel, Inc.