

mtc-73625 KR

THIS SPACE RESERVED FOR RECORDING INFORMATION



M06-05042

Klamath County, Oregon

03/21/2006 02:40:33 PM

Pages 2 Fee: \$26.00

After recording return to:

Prakash Patel

P.O. Box 41160

San Jose, CA 95120

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

Prakash Patel

P.O. Box 41160

San Jose, CA 95120

Escrow No. MT73625-KR

Title No. 0073625

SWD

STATUTORY WARRANTY DEED

Arie C. DeGroot, Grantor(s) hereby convey and warrant to **Prakash Patel and Paresh Patel not as tenants in common, but with right of survivorship**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:


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

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES AND 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 20th day of March, 2006.


Arie C. DeGroot

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 20, 2006 by Arie C. DeGroot.


(Notary Public for Oregon)

My commission expires 11/16/2007



26.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 2:

That certain piece of parcel of land in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Northerly boundary of Tract 805, ENTERPRISE TRACTS, which point is South 55° 08' East a distance of 225 feet from the most Northerly corner of said Tract 805, and which point of beginning is the Northeasterly corner of a parcel of land deeded by Ralph W. Stearns to S. Marie Stearns, and recorded in Book 105 at page 93, Deed Records of Klamath County, Oregon; thence South 55° 18' East, along the Northerly boundary of said Tract 805, a distance of 50 feet; thence South 34° 52' West at a right angles to said Northerly boundary a distance of 200 feet; thence North 55° 08' West parallel to said Northerly boundary, a distance of 135.6 feet, more or less, to the Westerly boundary of said Tract 805; thence North along said Westerly boundary a distance of 85.32 feet, more or less, to the Southwesterly corner of a parcel of land deeded by R.H. Bunnell to Kate Fales and recorded in Book 106 at page 286, Deed Records of Klamath County, Oregon; thence South 55° 08' East, parallel to said Northerly boundary a distance of 134.4 feet to the Southeasterly corner of said S. Marie Stearns property; thence North 34° 52' East 130 feet to the point of beginning, being a portion of said Tract 805.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its State Highway Commission by deed recorded June 26, 1946 in Book 191 at page 240, Deed Records of Klamath County, Oregon.

PARCEL 3:

Beginning at a point on the Southwesterly boundary line of the right of way of the Dalles – California Highway from which the intersection of the said boundary line with the Section line marking the boundary between Sections 3 and 4, Township 39 South, Range 9 East of the Willamette Meridian bears South 55° 52' East 570.0 feet distant, running thence South 34° 08' West at right angles to the said boundary line 130.0 feet; thence North 55° 52' West, parallel with the said boundary line 100.00 feet; thence North 34° 08' East 130.0 feet, to a point in the said boundary line; thence South 55° 52' East, along the said boundary line 100.0 feet to the point of beginning, and being a portion of Tract 805 of the ENTERPRISE TRACTS.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded May 22, 1943 in Book 155 at Page 380, Deed Records of Klamath County, Oregon.

Account No.: 3909-004AA-05800-000

Key No.: 531017