

**2014-007217**

Klamath County, Oregon

07/09/2014 03:35:15 PM

Fee: \$57.00

**RECORDING REQUESTED BY:**

**GRANTOR:**

Prakash J Patel, as to an undivided 50% interest  
and Paresh J Patel, as to an undivided 50%  
interest

6654 Elwod Ct.  
San Jose, CA 95120

**GRANTEE:**

Ganesh Management LLC, an Oregon Limited  
Liability Company  
2500 S. 6th St.  
Klamath Falls, OR 97601

**SEND TAX STATEMENTS TO:**

Ganesh Management LLC, an Oregon Limited  
Liability Company

2500 S. 6th Street  
Klamath Falls, OR 97601

**AFTER RECORDING RETURN TO:**

Ganesh Management LLC, an Oregon Limited  
Liability Company

2500 S. 6th Street  
Klamath Falls, OR 97601

Escrow No: 472514515676MK-CT55

2500 S. 6th Street  
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED – STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Prakash J Patel, as to an undivided 50% interest and Paresh J Patel, as to an undivided 50% interest

Grantor, conveys and warrants to

Ganesh Management LLC, an Oregon Limited Liability Company

Grantee, the following described real property free of encumbrances except as specifically set forth  
herein:

SEE LEGAL DESCRIPTION ATTACHED HERETO

The true consideration for this conveyance is \$3,000,000.00, as paid to an accommodator as part of an  
IRC Section 1031 tax deferred exchange.

ENCUMBRANCES: See Attached Exhibit "A"

**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, SECTIONS 2  
TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON  
LAWS 2010. 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,**

472514515676MK-CT55  
Deed (Warranty – Statutory (Individual or Corporation))

\$57.00

195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated 6-25-2014; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Prakash J Patel  
Prakash J Patel

Paresh J Patel  
Paresh J Patel

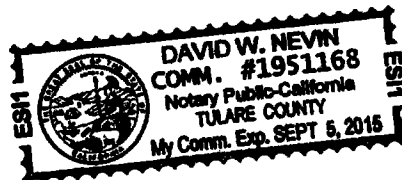
ON  
STATE OF ~~OREGON~~ CALIFORNIA  
County of ~~SANTA CLARA~~

ON 25  
This instrument was acknowledged before me on 06/25/14 by Prakash J Patel, as to an undivided 50% interest and Paresh J Patel, as to an undivided 50% interest.

David W. Nevin  
Notary Public for ~~Oregon~~ CALIFORNIA, TULARE COUNTY

My Commission Expires: SEPT. 5, 2015

(SEAL)



## LEGAL DESCRIPTION

Parcel 2 of Land Partition 17-13 being a replat of Parcel 2 of Land Partition 77-05 and Parcel 2 of Major Land Partition 3-P-89 situated in the NE1/4 of Section 4, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County Oregon recorded April 10, 2014 in Volume 2014-003174, Microfilm Records of Klamath County, Oregon.

TOGETHER WITH A 30 foot easement situated in TRACT 805—ENTERPRISE TRACTS, being in the NE1/4 NE1/4 of Section 4, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, the center line being more particularly described as follows:

Beginning at a point on the Southerly right of way line of South Sixth Street as described in Deed Volume 191, page 240 from which the "+" in the concrete sidewalk marking the intersection of the said right of way and the Easterly line of that tract of land described in Deed Volume 179 page 385, bears North 55° 46' 50" East 35.00 feet; thence South 34° 13' 10" East 250.00 feet to the Northerly line of Parcel 2 of Major Land Partition 3-p-89.

EXHIBIT "A"

8. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath County Drainage Service District.
9. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
10. Rights conveyed by Klamath Basin Cooperative to State of Oregon, by and through its State Highway Commission by Deed recorded June 26, 1946 in Volume 191, page 240, Deed Records of Klamath County, Oregon.
11. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: June 5, 1947  
Recorded: July 15, 1947  
Volume: 208, page 433, Deed Records of Klamath County, Oregon  
In Favor of: City of Klamath Falls  
For: Sewer Route

And revised by Land Partition 77-05

12. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: November 18, 1947  
Recorded: December 31, 1947  
Volume: 215, page 243, Deed Records of Klamath County, Oregon  
In favor of: Klamath Basin Cooperative and George F. Hayes and Clara May Hayes  
For: Driveway purposes
13. Creation of private road and utility easement, subject to the terms and provisions thereof;  
Dated: April 10, 1990  
Recorded: April 12, 1990  
Volume: M90, page 6834, Microfilm Records of Klamath County, Oregon
14. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: July 19, 1990  
Recorded: September 5, 1990  
Volume: M90, page 17767, Microfilm Records of Klamath County, Oregon  
In favor of: Pacific Power and Light Company  
For: Electric Transmission Line
15. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: June 6, 2007  
Recorded: July 2, 2007  
Volume: 2007-011860, Microfilm Records of Klamath County, Oregon  
In favor of: Shreeji Management LLC and Prakash Patel and Paresh Patel  
For: Reciprocal Easement and Shared Parking Agreement
16. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: September 6, 2007  
Recorded: June 19, 2008  
Volume: 2008-008887, Microfilm Records of Klamath County, Oregon  
In favor of: Pacific Power  
For: Right of Way