

1st 2502686-MT

2015-013060

Klamath County, Oregon

12/03/2015 09:46:19 AM

Fee: \$67.00



After recording return to:
Cove Community Partnership
3006 Greensprings Dr.
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Cove Community Partnership
3006 Greensprings Dr.
Klamath Falls, OR 97601

File No.: 7021-2502686 (MT)
Date: August 25, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

PJP Enterprise of Oregon, L.L.C., an Oregon Limited Liability Company, Grantor, conveys and warrants to Cove Community Partnership non-profit corporation, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$450,000.00**. (Here comply with requirements of ORS 93.030)

F.
72.00

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, 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 this 9 day of November, 2015.

PJP Enterprise of Oregon, L.L.C., an Oregon
Limited Liability Company

By: 

Name: Paresh Patel
Title: Member-Partner

By: 

Name: Prakash Patel
Title: Member-Partner

APN: R476251

Statutory Warranty Deed
- continued

File No.: 7021-2502686 (MT)

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this _____ day of _____, 20____
by Paresb Patel and Prakash Patel as Member-Partner of PJP Enterprise of Oregon, L.L.C., an Oregon
Limited Liability Company, on behalf of the .

Notary Public for Oregon
My commission expires:

SEE ATTACHED

Unofficial Copy

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

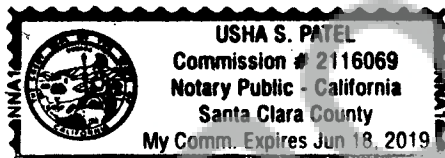
State of California)

County of Santa Clara)On Monday 9th Nov 2015 before me, Usha S Patel, notary public,
Date Here Insert Name and Title of the Officerpersonally appeared Parash Patel & Prakash Patel
Name(s) of Signer(s)

who 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 he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

EXHIBIT A

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

Parcel 1:

A parcel of land in the SE 1/4 of the NE 1/4 of Section 7 and the SW 1/4 of the NW 1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a 1 inch iron pipe which is South 0°43' East 11.13 feet on the West Section line of Section 8 from the Northwest corner of the SW 1/4 of the NW 1/4 of Section 8 also the Easterly right of way of new Highway 97 South; thence South 0°43' East 67.1 feet to an iron pin; thence South 45°09'30" East 346.70 feet to an iron pin which is also the Westerly right of way to the Old Greensprings Drive Highway; thence along said right of way South 44°50'30" West 340.00 feet to an iron pin; thence South 56°29' West 181.3 feet (being the long chord) to a point which is along the new state property right of way; thence North 89°05' West 135.4 feet along and parallel, to the fence which is State right of way to a point on the Easterly right of way to new Highway 97 South; thence North 3°13' West 48.0 feet along said right of way to a point; thence North 12°32' East (long chord on curve) 200.0 feet to a point on the Easterly right of way of new State Highway 97 South; thence North 28°36' East 344.0 feet along said right of way to a pin with an Oregon State Highway cap on same; thence North 35°11' East 129.2 feet to the point of beginning which is also South 0°43' East 11.13 feet from the Northeast corner of the SE 1/4 of the NE 1/4 of Section 7.

Parcel 2:

A parcel of land located in the Northeast 1/4 of Section 7 and the Northwest 1/4 of Section 8 Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Section line common to Sections 7 and 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon from which the one-quarter section corner common to said Sections 7 and 8 bears South 0°09'37" West 767.92 feet; thence North 45°57'52" East 308.00 feet to a point on the Northwestern right of way line of Greensprings Drive, said point being 44°17' West 50.00 feet from the centerline of Greensprings Drive at the P.T. of a curve at Station 476+60.94; thence 171.17 feet along a spiraled curve to the left, the long chord of which bears South 41°20'40" West 170.78 feet, said curve being 50.00 feet distant from and parallel with a spiraled curve along the centerline of Greensprings Drive having a central angle of 12°48' and an increase in degree of curve per station "a" of 10; thence 219.10 feet along a circular curve to the left, the long chord of which bears South 17°32'34" West 216.48 feet; thence North 83°36'13" West 196.39 feet to a point on the Northwestern right of way line of the old The Dalles-California Highway; thence along said right of way line North 61°26'00" East 79.42 feet; thence continuing along said right of way line 96.30 feet along a 924.93 foot radius curve to the left, the long chord of which bears North 58°27'12" East 96.26 feet, to a point on the section line common to Sections 7 and 8; thence North 0°09'37" East 10.31 feet to the point of beginning with bearings based on Survey No. 4859.