

Amertite
NTC 11/21/79AM

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

900 SW 5th Avenue
Portland, OR 97204

GRANTOR'S NAME:

Hanumantha Patlola

GRANTEE'S NAME:

~~Sohel Raha~~ River Park Inn, LLC

AFTER RECORDING RETURN TO:

~~Sohel Raha~~ River Park Inn, LLC
11 Main Street
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

~~Sohel Raha~~ River Park Inn, LLC
11 Main Street
Klamath Falls, OR 97601

R611190 and R611207

11 Main Street, Klamath Falls, OR 97601

2016-010483

Klamath County, Oregon

10/03/2016 03:02:01 PM

Fee: \$52.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

*River Park Inn, LLC, an Oregon limited liability company
Hanumantha Patlola, Grantor, conveys and warrants to ~~Sohel Raha~~ *Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVEN HUNDRED TEN THOUSAND AND NO/100 DOLLARS (\$710,000.00). (See ORS 93.030). **

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 9/22/16

**Subject to: SEE EXHIBIT "B"
ATTACHED HERETO AND MADE A
PART HEREOF

Hanumantha Patlola

State of California
County of San Bernardino

This instrument was acknowledged before me on September 22, 2016 by Hanumantha Patlola.

April Blake Pierce
Notary Public - State of California

My Commission Expires: 10/9/2019

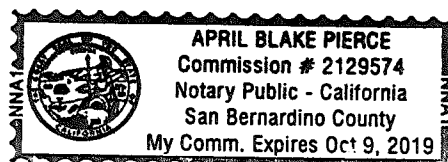


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Lots 1, 2, 3, 4, 5, and 6 in Block 25 of ORIGINAL TOWN OF KLAMATH FALLS, (formerly Linkville), Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Also that part of vacated Maple Alley adjoining Lot 6 in Block 25 of said Original Town of Klamath Falls (formerly Linkville), Oregon, and all that portion of Lot 1 of Block 26, said Original Town of Klamath Falls, (formerly Linkville), lying Easterly of Conger Avenue.

EXCEPTING from the above described property that portion thereof conveyed by Edward A. Dunham, et ux, to the City of Klamath Falls, Oregon, by deed recorded on page 107 of Volume 123 of Deeds, Records of Klamath County, Oregon.

Lot 7 in Block 25 of ORIGINAL TOWN OF KLAMATH FALLS, (formerly Linkville), and that portion of vacated Maple Alley adjacent to said Lot 7 on the West and that portion of Lot 4, Block 26, Original Town of Linkville (now Klamath Falls) lying between said portion of vacated Maple Alley and the Easterly line of Conger Street, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING from the above described property all that portion thereof conveyed to the State of Oregon by Deed recorded on page 193 of Volume 283 of Deeds, Records of Klamath County, Oregon.

PARCEL 2

Lots 8 and 9 in Block 25 of ORIGINAL TOWN OF KLAMATH FALLS (formerly Linkville), according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Also all that portion of South one-half of vacated Pine Street adjoining the above described property.

EXCEPTING that part in Deed Book 283, page 193, Deed Records of Klamath County, Oregon.

EXHIBIT "B"
Exceptions

Subject to:

1. The 2016-2017 Taxes: A lien not yet due or payable.
2. Easements for utilities over and across the premises formerly included within the boundaries of Maple Alley, now vacated, if any such exist.
3. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provided that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property,
Recorded: May 16, 1956
Instrument No.: Volume 283, page 193, Deed Records
4. Easement for existing public utilities in vacated street area and the conditions imposed thereby.
Reserved by vacation order recorded: August 16, 1956
Instrument No.: Volume 286, page 5, Deed Records
5. Unrecorded leaseholds, if any, and the rights of vendors and holders of security interest in personal property of tenants to remove said personal property at the expiration of the term.
6. Rights of tenants under existing leases or tenancies.