



2017-008351  
Klamath County, Oregon  
07/26/2017 01:30:00 PM  
Fee: \$62.00

After recording, please return to,  
and until a change is requested,  
send all tax statements to the  
following address:

1355 North 4<sup>th</sup> Street  
San Jose, CA 95112  
Attn: Ajay Shingal

Parcel ID: R-3809-007C0-06000-000, R-3809-007C0-06100-000, R-3809-007C0-06200-000 and R-3809-007C0-06300-000

**SPECIAL WARRANTY DEED**  
Under ORD 93.855

On this 19 day of July, 2017, the grantors,

KULDEEP KAPOOR AND JASVINDER KAPOOR, husband and wife,

convey and specially warrant to the grantee,

AJAY SHINGAL, a married man, as his sole and separate property,

the following described real property, commonly known as 5440 N Highway 97, Klamath Falls, Klamath County, Oregon, free of encumbrances created or suffered by the grantor: See Exhibit "A" attached hereto.

The grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the grantor.

The true consideration for this conveyance is Seven Hundred Fifty-two Thousand Five Hundred Dollars (\$752,500.00).

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.**

[Signatures Appear on Following Page]

In witness whereof, the grantors have signed and sealed these presents on the day and year first above written.

  
KULDEEP KAPOOR

  
JASVINDER KAPOOR

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

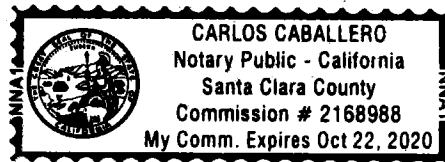
ss.

On July 19, 2017, before me, Carlos Caballero, Notary Public, personally appeared Kuldeep Kapoor, 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.

Carlos Caballero (Seal)  
(Signature)



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

ss.

On July 19, 2017, before me, Carlos Caballero, Notary Public, personally appeared Jasvinder Kapoor, 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.

Carlos Caballero (Seal)  
(Signature)

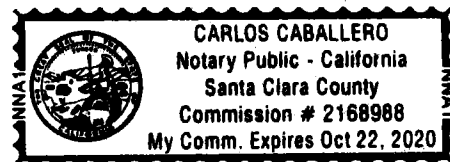


EXHIBIT "A"  
Legal Description

**PARCEL 1:**

The following described real property situate in Klamath County, Oregon: A tract of land situated in the NW1/4 SW1/4 of Section 7, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the West 1/4 corner of said Section 7; thence South 89° 49' East 799.00 feet to the Westerly right of way line of Highway 97 (Dalles-California Highway); thence South 11° 36' East along said right of way line 506.29 feet; thence South 78° 24' West 99.36 feet to the True Point of Beginning of this description; thence continuing South 78° 24' West 286.05 feet; thence South 07° 55' 20" East 272.69 feet; thence South 85° 03' 50" West 92.90 feet; thence South 00° 06' 00" East 37.00 feet; thence South 69° 30' 10" East 475.00 feet (South 69° 29' East 474.8 feet by recorded Survey No. 2148, as recorded in the office of the Klamath County surveyor); thence North 11° 36' West 87.00 feet; thence North 78° 24' East 73.15 feet; thence North 11° 36' West 13.00 feet; thence North 78° 24' East 27.00 feet to the Westerly right of way line of said Highway; thence North 11° 36' West along said right of way line, 132.35 feet; thence South 85° 27' 15" West 92.51 feet; thence North 11° 54' 47" West 74.84 feet; thence North 74° 21' 03" East 45.98 feet; thence North 11° 30' 13" West 57.41 feet to the Southerly edge of a concrete sidewalk; thence along the Southerly and Westerly edge of said sidewalk, South 78° 16' 22" West 43.47 feet and North 16° 40' 10" West 125.02 feet; thence North 73° 19' 50" East 5.50 feet; thence North 16° 40' 10" West 46.06 feet to the True Point of Beginning; with bearings based on said recorded Survey No. 2148.

**PARCEL 2:**

A parcel of land being a portion of the NW1/4 of the SW1/4 of Section 7, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of the new The Dalles-California Highway which lies South 89° 49' East along the East-West center line of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, a distance of 799 feet and South 11° 36' East along the Westerly right of way line of the above mentioned highway, a distance of 506.29 feet from the quarter section corner common to the said Section 7, and Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; and running thence South 78° 24' West at right angles to the Westerly right of way line of said Highway a distance of 460.0 feet to a point; thence South 0° 06' East a distance of 300 feet to a point; thence South 89° 43' East a distance of 112.7 feet to a point; thence South 32° 36' East a distance of 107.1 feet to a point; thence North 78° 24' East a distance of 100 feet to a point on the Westerly right of way line of the above mentioned highway; thence North 11° 36' West along the Westerly right of way line of said Highway a distance of 550 feet, more or less to the point of beginning.

EXCEPT that parcel of land conveyed to Donald Vanderhoff and Betty June Vanderhoff by deed dated March 12, 1954 and recorded April 12, 1954 in volume 266 at page 331, Deed Records of Klamath County, Oregon.

ALSO EXCEPT that parcel of land conveyed to Albert W. Schmeck and Vada H. Schmeck, husband and wife and Arthur Andrew Rickbeil and Annie H. Rickbeil, also known as Helen Annie Rickbeil by deed dated March 12, 1954 and recorded April 14, 1954 in volume 266 at page 376, Deed Records of Klamath County, Oregon.

ALSO EXCEPT that parcel of land described in that certain Contract of Sale dated May 15, 1978, a Memorandum of which was recorded May 16, 1978 at Book M78, page 10145, Deed Records of Klamath County, Oregon, to Harry L. Bonome and Dolores M. Bonome.

**TOGETHER WITH** the easement for common walkway and common driveways as shown in Memorandum of Contract of Sale, subject to the terms and provisions thereof, recorded May 16, 1978 in Volume M78, page 10145, Microfilm Records of Klamath County, Oregon. Said easements are also delineated on Map of Survey by Joseph S. Westvold, Westvold and Associates, filed in the Office of the Klamath County Surveyor on June 13, 1978 as CS 2684.