



2017-013374
Klamath County, Oregon
11/20/2017 02:18:47 PM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jay Ambe Corporation, an Oregon Corporation
4061 South 6th Street
Klamath Falls, OR 97603

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

Jay Ambe Corporation, an Oregon Corporation
4061 South 6th Street
Klamath Falls, OR 97603
File No. 174515AM

STATUTORY WARRANTY DEED

Shreeji Management, LLC,

Grantor(s), hereby convey and warrant to

Jay Ambe Corporation, an Oregon Corporation,

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:

Lots 99 through 104, inclusive and Lots 107 through 110, inclusive of Bunnell Addition to Balsiger Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with that portion of vacated Derby St by Order No. 92-222 recorded March 26, 1992 in Volume M92 Page 6358 which inures to.

The true and actual consideration for this conveyance is \$2,337,908.00.

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:

508.1

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 16 day of Nov, 2017.

Shreeji Management LLC, an Oregon limited liability company

By: Prakash Patel, Member
Prakash Patel, Member

By: Pareesh Patel, Member
Pareesh Patel, Member

State of _____ } ss
County of _____ }

On this 16 day of November, 2017, before me, _____ a Notary Public in and for said state, personally appeared _____, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

See attached Ack
QAN 11/16/2017

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

11/16/2017

Date

before me,

QA. Nguyen, notary public

Here Insert Name and Title of the Officer

personally appeared

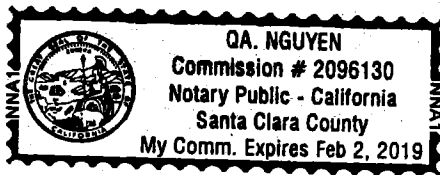
Prakash Patel and Paresh Patel

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

QA. Nguyen
Signature of Notary Public

Place Notary Seal Above

OPTIONALStatutory Warranty Deed