

THIS SPACE RESERVED FOR

2018-004050

Klamath County, Oregon 04/03/2018 02:43:01 PM

Fee: \$72.00

After recording return to:

Kfalls Main Hotel LLC, an Oregon Limited Liability

Company

895 Westview Dr Klaman Falls OR 97603

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

Kfalls Main Hotel LLC, an Oregon Limited Liability

Company

some as above

File No.

174520AM

STATUTORY WARRANTY DEED

Bochasanwasi Shree Akshar Purushottam Swaminarayan Sanstha — West, a Texas Non Profit Corporation, as to an Undivided 70% Interest, Pragna J. Patel, as to an Undivided 15% Interest, and Uloopi J. Patel, as to an Undivided 15% Interest, All as Tenants in Common,

Grantor(s), hereby convey and warrant to

Kfalls Main Hotel LLC, an Oregon Limited Liability Company,

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 1, 2 and 3 and Easterly 58.5 feet of Lot 4, Block 21, Original Town of Linkville, now City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

And

Lot 1 and the Easterly 24 feet of Lot 2 of Block 22; also that part of Closed Center Street lying between Lot 1 of Block 22 and Lot 4 of Block 21, being the Southerly one-half of closed Center Street; also the Westerly 8 feet of Lot 4, Block 21; all being part of Original Town of Linkville, now City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$880,000.00.

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:



Page 2 Statutory Warranty Deed Escrow No. 174520AM

Commission Expires:

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 26 day of work, 2019,
I bed
Pragna . Palel
a he d
State of California } ss County of
On this day of March, 2018, before me, a Notary Public in and
for said state, personally appeared Pragna J. Patel, 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 Oregon Residing at:
Residing at: Commission Expires:
Uloopi J. Patel
State of California } ss
County of}
On this day of March, 2018, before me, a Notary Public in and for said state, personally appeared Uloopi J. Patel 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.
above written.
Notary Public for the State of California Residing at:
Commission Expires:
Bochasanwasi Shree Akshar Purushottam Swaminarayan Sanstha – West, a Texas Non Profit Corporation
By: Jimit Mehta, Secretary
State of California } ss County of}
On this day of March 2018, before me, a Notary Public in and
On this day of March 2018, before me, a Notary Public in and for said state, personally appeared Jimit Mehta, Secretary of Bochasanwasi Shree Akshar Purushottam Swaminarayan Sanstha — West, a Texas Non Profit Corporation 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 California
Residing at:

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 SAN LUIS OBISPO

On	march 28.	2018
before me,	Lola L. Wingate	
a Notary Public, per	Pragna J. Patel	
within instrument an	d acknowledged to me that he/she/they ex heir signature(s) on the instrument the pers	ne person(s) whose name(s) is/are subscribed to the ecuted the same in his/her/their authorized capacity(les) on(s), or the entity upon behalf of which the person(s)
I certify under Penali correct.	ty of Perjury under the laws of the State of	California that the foregoing paragraph is true and
WITNESS my hand o	and official seal.	LOLA L. WINGATE COMM. # 2228604 NOTARY PUBLIC-CALIFORNIA OF COUNTY OF SAN LUIS OBISPO IN COMM. EXP. Feb. 8, 2022

Page 2 Statutory Warranty Deed Escrow No. 174520AM

Commission Expires:

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Dated this 28 day of Movel 2018
Pragna J. Patel
State of California } ss County of}
On this day of March, 2018, before me, a Notary Public in and
for said state, personally appeared Pragna J. Patel, 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 Oregon Residing at:
Commission Expires:
Uloopi J. Patel
State of California } ss County of}
On this day of March, 2018, before me, a Notary Public in and
for said state, personally appeared Uloopi J. Patel 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.
See Attached
Notary Public for the State of California
Residing at:
Commission Expires:
Bochasanwasi Shree Akshar Purushottam Swaminarayan Sanstha – West, a Texas Non Profit Corporation
By:
By: Jimit Mehta, Secretary
State of California } ss
County of}
On this day of March 2018, before me, a Notary Public in and for said state, personally appeared Jimit Mehta, Secretary of Bochasanwasi Shree Akshar Purushottam Swaminarayan Sanstha -
West, a Texas Non Profit Corporation 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 California
Residing at:

ACKNOWLEDGMENT

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.

Linda Mintey

State of California County ofSan Luis (Obispo)
On March 28, 2018	before me.	Linda Mintey, Notary Public (insert name and title of the officer)
		(insert name and title of the officer)
personally appearedULOC	PI J. PATEL	
subscribed to the within instru his/her/their authorized capac	iment and acknow city(ies), and that I	evidence to be the person(s) whose name(s) is/are viedged to me that he/she/they executed the same it by his/her/their signature(s) on the instrument the e person(s) acted, executed the instrument.
I certify under PENALTY OF paragraph is true and correct.		the laws of the State of California that the foregoing
WITNESS my hand and offici	al seal.	LINDA MINTEY COMM. #2091169 Notary Public - California San Luis Obispo County My Comm. Expires Dec. 21, 2018
Signature Signature	Minter)	(Seal)

STATUTORY WARRANTY DEED

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.

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Dated this 28 day of Marc	<u>/ </u>	01 0		
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Pragna J. Patel	-			
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State of California } ss County of }				
county or				
On this day of March, 2018, b	efore me,			a Notary Public in a
for said state, personally appeared Pragna J. Pa			e person(s) w	hose name(s) is/are subscrib
to the within Instrument and acknowledged to IN WITNESS WHEREOF, I have hereunto s			aal tha day a	nd waar in this aartificata fi
above written.	ot my nanu anu a	ilixed my official s	car the day at	id year in this certificate in
N				
Notary Public for the State of Oregon				
Residing at:Commission Expires:				
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Uloopi J. Patel	_			
Oloopi J. Palei				
State of California } ss				
County of}				
				- Materia Dublic in a
On this day of March, 2018, b for said state, personally appeared Uloopi J. Pa	elore me,	tified to me to he th	e person(s) w	a Notary Public in a
to the within Instrument and acknowledged to			o person(s):	ioso ilailio(c) israio saccollo
IN WITNESS WHEREOF, I have hereunto s			eal the day as	nd year in this certificate fi
above written.				
		e e e		
Notary Public for the State of California		1		
Residing at:				
Commission Expires:				
Bochasanwasi Shree Akshar Purushottam Swa	minarayan Sanstha	a – West, a Texas No	on Profit Corp	oration
(Ima)	•			
Ву:				
Jimit Meheta, Secretary		•		,
State of California } ss				
County of Santa Clara	(
		1		NT 4 70 111 1
On this 28 day of March 2018, b for said state, personally appeared Jimit Mehet	etore me,	ckacanyyagi Shraa A	kehar Duruché	a Notary Public in a
West, a Texas Non Profit Corporation known	a, secretary of Bo	me to be the person	n(s) whose na	me(s) is/are subscribed to
within Instrument and acknowledged to me that				
IN WITNESS WHEREOF, I have hereunto set	my hand and affi	xed my official seal	the day and y	ear in this certificate first
above written.		•		
		<u>)</u>		C. LY 1 COMM. # 2082790 23
CH		Ž		NOTARY PUBLIC-CALIFORNIA
Notary Public for the State of California	Peter Service	ì	II.	SANTA CLARA COUNTY Comm, Exp. September 22, 2018
Residing at: 1510 Turiff Way, San J Commission Expires: 09-22-5218	To Se CA 95	132		
Commission Expires: 09-22-5218	· · ·			

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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.

County of Santa Clara	}
On <u>March 28, 20/8</u> before me,	C. Ly not my public,
personally appeared <u>Simit</u> Me	
who proved to me on the basis of satisfa	ictory evidence to be the person(s) whose
name(s) is/are subscribed to the within it	nstrument and acknowledged to me that
	or/their authorized capacity(jes), and that by
- · · · · · · · · · · · · · · · · · · ·	ent the person(s), or the entity upon behalf of
which the person(s) acted, executed the	instrument.
•	under the laws of the State of California that
the foregoing paragraph is true and corr	ect.
WITNESS my hand and official coal	C. LY
WITNESS my hand and official seal.	COMM. # 2082790 NOTARY PUBLIC • CALIFORNIA
	SANTA CLARA COUNTY Ny Comm. Exp. September 22, 2010
Notary Public Signature (Not	ary Public Seal)
· / / /	
ADDITIONAL OPTIONAL INFORMATION	INSTRUCTIONS FOR COMPLETING THIS I This form complies with current California statutes regarding nota
DESCRIPTION OF THE ATTACHED DOCUMENT	if needed, should be completed and attached to the document. Ackn from other states may be completed for documents being sent to tha
Statutory Warranty Deed	as the wording does not require the California notary to violate Cal law.
(Title or description of attached document)	• State and County information must be the State and County whe
	 signer(s) personally appeared before the notary public for acknowl Date of notarization must be the date that the signer(s) personally
(Title or description of attached document continued)	must also be the same date the acknowledgment is completed. The notary public must print his or her name as it appears w
Number of Pages 2 Document Date 3/28/2018	commission followed by a comma and then your title (notary pub
	 Print the name(s) of document signer(s) who personally appear notarization.
CAPACITY CLAIMED BY THE SIGNER	 Indicate the correct singular or plural forms by crossing off inco he/she/they₂ is /are) or circling the correct forms. Failure to corre
☐ Individual (s)☐ Corporate Officer	information may lead to rejection of document recording. The notary seal impression must be clear and photographical
	Impression must not cover text or lines. If seal impression smud
(Title)	 sufficient area permits, otherwise complete a different acknowleds Signature of the notary public must match the signature on file w
☐ Partner(s) ☐ Attorney-in-Fact	the county clerk. Additional information is not required but could help
☐ Trustee(s)	acknowledgment is not misused or attached to a different
Other <u>Secretary</u>	 Indicate title or type of attached document, number of page Indicate the capacity claimed by the signer. If the claim
2015 Version www.NotaryClasses.com 800-873-9865	corporate officer, indicate the title (i.e. CEO, CFO, Secret • Securely attach this document to the signed document with a stapl

State of California

C. LY OTARY PUBLIC • CALIFORNIA SANTA CLARA COUNTY Comm. Exp. September 22, 2018

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - Indicate title or type of attached document, number of pages and date.
 - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- · Securely attach this document to the signed document with a staple.