

WARRANTY DEED

Rajendra K. Patel and  
Deepakbhai G. Patel  
Grantor

Manzanita Hotel Inc  
1220 Main Street  
Klamath Falls, OR 97601  
Grantee

After recording return and Send Tax Statements to: Grantee

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

KNOW ALL MEN BY THESE PRESENTS, that RAJANDRA K. PATEL and DEEPAKBHAI G. PATEL, hereinafter called Grantor for the consideration hereinafter stated, does hereby convey and warrant to MANZANITA HOTEL INC, an Oregon Corporation, hereinafter called grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

EXHIBIT "A" ATTACHED HERETO AN INCORPORATED HEREIN BY THIS REFERENCE

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is \$265,000.00.

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 22 day of February, 2019.

Rajendra K. Patel

Deepakbhai G. Patel

STATE OF OREGON

County of Klamath

)  
) ss.  
)

Personally appeared the above named Rajendra K. Patel and Deepakbhai G. Patel, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me  
Notary Public for Oregon  
My Commissioner Expires:

10/12/19

Returned at Counter

**EXHIBIT "A"**  
**DESCRIPTION OF PROPERTY**

**PARCEL ONE:**

Lots 1, 2, 3, 11, 12, 13 and 16, and the W  $\frac{1}{2}$  of Lot 15 of the Resubdivision of Block 1 of CANAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING therefrom that portion of said Lot 3, described as follows: Beginning at the corner common to Lots 3, 4 and 5; thence Southeasterly on the line extended between Lots 4 and 5 a distance of 32.93 feet to street; thence Southwesterly along Northwest line of street 12.42 feet to the Southerly corner of Lot 3; thence Northwesterly along line between Lots 3 and 5 a distance of 16.69 feet; thence North 20.42 feet to the point of beginning.

ALSO Lot 11 in Block 10 of RAILROAD ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING the Easterly 1 foot thereof.

**PARCEL TWO:**

Lot 14 of the Resubdivision of Block 1 of CANAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL THREE:**

The E  $\frac{1}{2}$  of Lot 15 of the Resubdivision of Block 1 of CANAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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