

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Dipakkumar Jay Antilal Amin, and  
Pallavi Pravinbhai Patel  
5969 Stockton Blvd.  
Sacramento, CA 95824

GRANTEE'S NAME AND ADDRESS:

Laxmi Motel, LLC  
3844 Highway 97 North  
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO:

Laxmi Motel, LLC  
3844 Highway 97 North  
Klamath Falls, Oregon 97601

2019-014114

Klamath County, Oregon



12/04/2019 03:25:47 PM

Fee: \$97.00

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS, That DIPAKKUMAR JAY ANTILAL AMIN and PALLAVI PRAVINBHAI PATEL**, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by **LAXMI MOTEL, LLC**, hereinafter called the grantee do hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

File No. 333320AM

Beginning at the Northwest corner of Chelsea Addition, a platted subdivision of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which point of beginning is on the West line of the NE1/4 NE1/4 of said Section 19 and which, according to the plat of said Chelsea Addition, lies South 0° 4' West, a distance of 693.1 feet from the Northwest corner of NE1/4 NE1/4 of Section 19; thence North 0° 4' East along the West line of NE1/4 NE1/4 of Section 19, a distance of 678.9 feet to the Southwesterly right of way line of the Dalles-California Highway; thence South 38° 54' East (South 38° 52' East according to the State Highway right of way map) a distance of 874 feet to a point on the North boundary of said Chelsea Addition; thence North 89° 52' West (North 89° 49' West according to the plat of Chelsea Addition) along the North boundary of said Chelsea Addition, a distance of 551.3 feet to the point of beginning, being all that part of the NE1/4 NE1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly from the Dalles-California Highway and Northerly from Chelsea Addition in Klamath County, Oregon.

**EXCEPTING THEREFROM:**

A tract of land situated in the NE1/4 NE1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that property conveyed to Subhash C. Patel and Renuka S. Patel by Deed M99-38255 of the Klamath County Deed Records, more particularly described as follows:

Beginning at a ½ inch iron pin marking the Northwest corner of Chelsea Addition,

CONSIDERATION: \$213,000



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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Amin D J 11-27-2019  
DIPAKKUMAR JAY ANTILAL AMIN

Pallavi Patel 11-27-2019  
~~PALLAVI PRAVINBHAI PATEL~~  
PALLAVIBEN PATEL P.P.P.

STATE OF \_\_\_\_\_; County of \_\_\_\_\_) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this \_\_\_\_ day of \_\_\_\_\_, 2019, by DIPAKKUMAR JAY ANTILAL AMIN.

\_\_\_\_\_  
NOTARY PUBLIC FOR \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this \_\_\_\_ day of \_\_\_\_\_, 2019, by PALLAVI PRAVINBHAI PATEL.

\_\_\_\_\_  
NOTARY PUBLIC FOR \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

SEE ATTACHED  
NOTARY CERTIFICATE  
AG

## 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.

State of California  
County of Sacramento

On November 27<sup>th</sup>, 2019 before me, Amanda Gier, Notary Public  
(insert name and title of the officer)

personally appeared Dipakkumar Jay Antilal Amin and Pallaviben Patel,  
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

(Seal)

