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

according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North 00°08'52" East, 678.17 feet, along the West line of the NE1/4 NE1/4 of said Section 19, to a point on the Southwesterly right of way line of the Dalles-California Highway (Highway 97), said right of way line being a curve concave to the Southwest and having a radius of 5,689.58 feet; thence Southeasterly along the arc of said curve a distance of 23.94 feet (chord bears South 39°11'51" East, a distance of 23.94') to the end of said curve at Highway Centerline Station 62+23.9; thence continuing along said right of way South 38°59'16" East, 366.56 feet; thence South 51°00'44" West, 47.11 feet along a line perpendicular to said right of way, to a point; thence South 00°08'52" West, 345.21 feet along a line parallel with the West line of the NE1/4 NE1/4 of said Section 19, to a point on the North line of Chelsea Addition; thence North 89°57'31" West, 210.00 feet to the point of beginning.

TO HAVE AND TO HOLD THE SAME unto the grantees and grantee's heirs, successors and assigns forever.

AND GRANTORS HEREBY COVENANTS to and with grantees and grantee's heirs, successors and assigns, that grantosr are lawfully seized in fee simple of the above-granted premises, free from all encumbrances except those of record and those apparent on the land, and that grantors will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$213,000.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

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

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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.

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		Palleri	Peitel	11-27-2019
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STATE OF	; County of			
	MENT WAS ACKNOW by DIPAKKUMAR JAY			day of
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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	
County of Sacramento)
On November 27, 2019 bef	fore me, Amanda Gier, Notary Public (insert name and title of the officer)
subscribed to the within instrument and bistorification authorized capacity(ies), a	Jay Antilal Amin and Pallaviben Patel factory evidence to be the person(s) whose name(s) is are a cknowledged to me that he she they executed the same in and that by his/heartheir signature(s) on the instrument the which the person(s) acted, executed the instrument.
l certify under PENALTY OF PERJURY paragraph is true and correct. WITNESS my hand and official seal. Signature	AMANDA GIER COMM. #2152970 Notary Public - California SACRAMENTO My App. Expires May 13, 2020