



THIS SPACE RESERVED FOR

2021-005405

Klamath County, Oregon

04/09/2021 03:05:00 PM

Fee: \$107.00

After recording return to:

Klamath County, a political subdivision of the State of
Oregon

305 Main St., Rm. 121

Klamath Falls, OR 97601

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

Klamath County, a political subdivision of the State of
Oregon

305 Main St., Rm. 121

Klamath Falls, OR 97601

File No. 442211AM

STATUTORY WARRANTY DEED

Oregon 8 Motel & RV Park Inc., an Oregon corporation,

Grantor(s), hereby convey and warrant to

Klamath County, a political subdivision of the State of Oregon,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$1,500,000.00. **PURSUANT TO AN IRC 1031 TAX DEFERRED
EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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:

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 8 day of April, 2021

Oregon 8 Motel & RV Park Inc.

By: _____

Rajesh Patel, President

State of Oregon}ss.
County of Klamath}

On this 8 day of April, 2021, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Rajesh Patel known to me to be the President of the Oregon 8 Motel & RV Park Inc. Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

J36
Notary Public for the State of Oregon

Residing at: Klamath County

Commission Expires: 10/23/2022

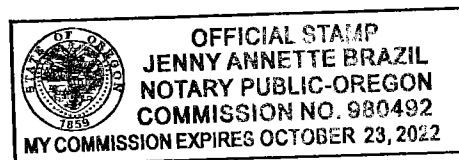


Exhibit 'A'

PARCEL 1:

Parcel 1 of Minor Land Partition No. 5-83 as filed in the office of the Klamath County Clerk, more particularly described as follows:

A tract of land situated in the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the center 1/4 corner of said Section 7, thence North 89° 49' 00" West 489.5 feet to a point on the Westerly right of way line of Wocus Road (The old Dalles California Highway); thence South 06° 02' 00" West, along said road, 1230.3 feet to a 1/2" iron rebar; thence North 89° 49' 00" West 614.76 feet, to a 5/8 iron rebar with a plastic cap marked "LS 993", and being the true point of beginning of this description; thence continuing North 89° 49' 00" West 273.73 feet to a 1/2" rebar on the Easterly right of way line of Highway No. 97; thence, along said right of way line, South 11° 36' 11" East 275.00 feet to 5/8" iron rebar with plastic cap marked "LS 993"; thence South 89° 49' 00" East 197.56 feet to a said "LS 993" rebar; thence North 45° 11' 00" East 28.28 feet to a said "LS 993" rebar; thence North 00° 11' 00" East 249.20 feet to the true point of beginning, and with bearings based on Minor Land Partition No. 5-83.

PARCEL 2:

Parcel 2 of Minor Land Partition No. 5-83, more particularly described as follows:

A tract of land situated in the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the center 1/4 corner of said Section 7; thence North 89° 49' 00" West 489.5 feet to a point on the Westerly right of way line of Wocus Road (The Old Dallas-California Highway); thence South 06° 02' 00" West, along said Westerly right of way line, 1320.3 feet to the point of beginning of this description; thence North 89° 49' 00" West 486.54 feet; thence North 06° 02' 00" East 90.00 feet to a PK nail in concrete; thence North 89° 49' 00" West 128.22 feet to a point on the boundary common to Parcels 1 and said Parcel 2 of said Land Partition No. 5-83; thence along said common boundary South 00° 11' 00" West 249.20 feet, South 45° 11' 00" West 28.28 feet, and North 89° 49' 00" West 197.56 feet to a point on the Easterly right of way line of State Highway No. 97; thence South 11° 36' 11" East, along said Easterly right of way line, 59.66 feet; thence North 85° 40' 00" East 303.42 feet; thence South 06° 02' 00" West 25.00 feet to a 1/2" iron pipe; thence South 89° 49' 00" East 486.54 feet to a point on the Westerly right of way line of said Wocus Road (no monument); thence North 06° 02' 00" East 240.30 feet to the true point of beginning of this description, and with all bearings and distances from the final map of said Minor Land Partition No. 5-83.

PARCEL 3:

A parcel of land situated in the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point on the Westerly right of way line of Wocus Road (formerly the Dalles-California Highway) which lies North 89°49'00" West 489.5 feet and South 06°02'00" West 1560.6 feet from the iron pin which marks the center 1/4 corner of Section 7 of said Township and Range; thence North 89°49'00" West 242.00 feet to the True Point of Beginning of this description; thence North 89°49'00" West 244.54 feet; thence North 06°02'00" East 25.00 feet; thence South 85°40'00" West, 55.09 feet; thence South 00°11'00" West 199.60 feet; thence South 89°49'00" East 278.56 feet; thence North 06°02'00" East 180.00 feet to the True Point of Beginning.



Certification of Charges Paid
(2015 Oregon Laws Chapter 96)

Certification #

All charges against the real property have been paid for the property that is the subject of the deed between:

Grantor

Oregon 8 Motel & RV Park Inc., an Oregon corporation

Grantee

Klamath County, a political subdivision of the State of Oregon

Signed on (date)

and for consideration of

\$ 1,500,000.00

Assessor's signature

Date

4-8-21

15C-210-411 (Rev 10-15)

LEGAL DESCRIPTION

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PARCEL 2:

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A tract of land situated in the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

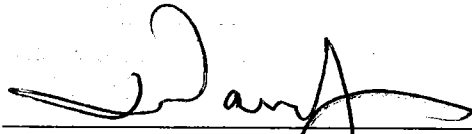
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Pursuant to ORS 93.808, Grantee hereby accepts this conveyance.



Rick Vaughn
Klamath County Tax Collector/ Property Manager

STATE OF OREGON

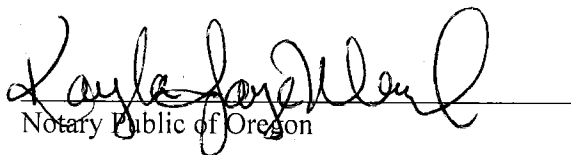
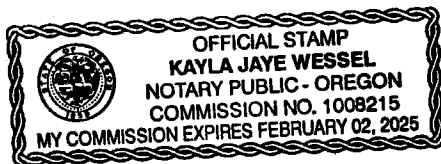
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)ss.

County of Klamath

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The foregoing instrument was acknowledged before me this 8th day of April, 2021, by **Rick Vaughn**, as Tax Collector/ Property Manager of Klamath County, Oregon, a political subdivision.


Notary Public of Oregon