



2021-005724
Klamath County, Oregon
04/16/2021 08:23:03 AM
Fee: \$92.00

300 Klamath Ave
Klamath Falls, OR 97601

GRANTOR'S NAME:
Ramanlal D. Bhakta and Bharti R. Bhakta

GRANTEE'S NAME:
The Boswell Group LLC, an Oregon Limited Liability Company

AFTER RECORDING RETURN TO:
Order No.: 470321074716-KA
Trudy Lycett
Ticor Title
1555 E. McAndrews Rd St 100
Medford, OR 97504

SEND TAX STATEMENTS TO:
The Boswell Group LLC, an Oregon Limited Liability Company
PO Box 8158
Medford, OR 97501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Ramanlal D. Bhakta and Bharti R. Bhakta, Grantor, conveys and warrants to **The Boswell Group LLC, an Oregon Limited Liability Company**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See Attached Exhibit 'A'

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOURTEEN THOUSAND AND NO/100 DOLLARS (\$14,000.00). (See ORS 93.030).

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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 4-14-21

Ramanlal D. Bhakta
Ramanlal D. Bhakta

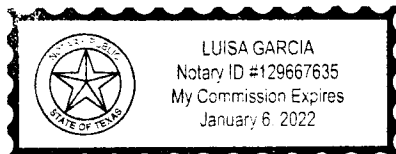
Bharti R. Bhakta
Bharti R. Bhakta

State of TEXAS
County of Hidalgo

This instrument was acknowledged before me on APRIL 14, 2021 by
RAMANLAL D. BHAKTA, BHARTI R. BHAKTA

Luisa Garcia
(9) Notary Public - State of Oregon TEXAS

My Commission Expires: 01-06-2022



File No.: 455290AM
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EXHIBIT "A"
LEGAL DESCRIPTION

N1/2 of the SE1/4 of the NE1/4, Section 13, Township 37 South, Range 14 East of the Willamette Meridian,
Klamath County, Oregon.