

1555 E. McAndrews Road, Ste 100
Medford, OR 97504

GRANTOR'S NAME:

Vanita Gupta

GRANTEE'S NAME:

Mukesh Sharma and Mandip Singh

AFTER RECORDING RETURN TO:

Order No.: 470321077243-CW
Mukesh Sharma and Mandip Singh
1836 W 8th Street #8
Medford, OR 97501

SEND TAX STATEMENTS TO:

Mukesh Sharma
1836 W 8th Street #8
Medford, OR 97501

1710 Oregon Ave., Klamath Falls, OR 97601

2021-014720
Klamath County, Oregon
09/29/2021 09:40:01 AM
Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Vanita Gupta, Grantor, conveys and warrants to **Mukesh Sharma and Mandip Singh**, 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** Not as tenants in common but with rights of survivorship

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$175,000.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, 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.

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

Dated: 9/27/21

Vanita Gupta
Vanita Gupta

State of OR
County of Sauvigen

This instrument was acknowledged before me on 9/27/21 by Vanita Gupta.

Carla Sue Wiltse
Notary Public - State of Oregon

My Commission Expires: 5/12/24

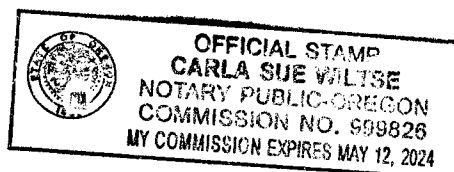


EXHIBIT "A"
LEGAL DESCRIPTION

The Easterly 14 feet of Lot 68 and all of Lot 69, Roselawn, Subdivision of Block 70 Buena Vista Addition to the City of Klamath Falls, Oregon, including the portion of vacated Oregon Avenue lying between the first alley South of Roseway Drive and St. Francis Street on the Westerly side of Oregon Avenue. Also including the South one-half of the alley adjoining the property on the North as vacated in Deed Volume 307, page 405, recorded December 10, 1958.