



After recording, mail to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, OR 97601

Send tax statements to:

Devang M. Kansara
5323 S. 6th Street, Unit 1
Klamath Falls, OR 97603

2022-012117

Klamath County, Oregon

10/10/2022 11:24:02 AM

Fee: \$92.00

WARRANTY DEED

Rajiv Ratan, Grantor, conveys and warrants to **Devang M. Kansara**, Grantee, and any amendments thereto the following described real property free of encumbrances except as specifically set forth herein:

See attached Exhibit A

More commonly known as 5323 S. 6th Street, Klamath Falls, Oregon 97603

The true consideration for this conveyance is \$845,000.

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

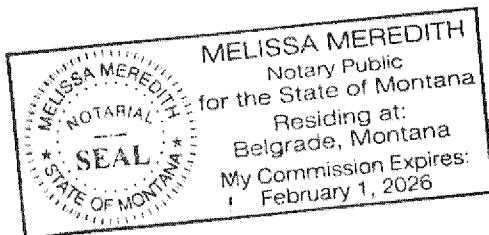
OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 16th day of September, 2022.

Rajiv Ratan
Rajiv Ratan

mm Montana
STATE OF OREGON)
County of *Klamath*) ss.
Park

Personally appeared the above-named Rajiv Ratan acknowledge the foregoing instrument to be his/her/their voluntary act. Before me this 16th day of September, 2022.



M. Meredith
Notary Public for *mm Montana*
My commission expires: 2.1.2026

**EXHIBIT A
LEGAL DESCRIPTION**

Parcel 1

A tract of land in the SW 1/4 of the NE 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian described as follows: Beginning at a point on the North right-of-way line of the Dalles-California Highway, which lies North 89° 21' East along the midsection line that is also the center line of the Dalles-California Highway right of way a distance of 1068.8 feet and North 0° 46' West a distance of 30 feet from the iron plug in the pavement which marks the center of Section 2, Township 39 South, Range 9 East, of the Willamette Meridian and running thence; continuing North 0° 36' West a distance of 189.4 feet to a point; thence North 89° 21' East parallel to the above-mentioned midsection line a distance of 90 feet to a point; thence South 0° 46' East a distance of 189.4 feet to a point on the North right of way line of the Dalles-California Highway; thence South 89°, 21' West following said North right of way line of the Dalles-California Highway a distance of 90 feet, more or less, to the point of beginning. SAVING AND EXCEPTING that portion of the above-described property sold to the State of Oregon, by and through its State Highway Commission in Deed recorded February 23, 1965, in Deed Volume 359, page 463, Records of Klamath County, Oregon

Parcel 2

A Tract of land situated in the SW 1/4 of the NE 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian in the County of Klamath, State of Oregon, more particularly described as follows;

Beginning at a point marking the Southwest corner of that tract of land described in Deed Volume M-70 at Page 10061, from which the center quarter corner of said Section 2 bears South 89 degrees 21' West 1068.8 feet and South 0° 46' East 30 feet; thence North 89° 21' East 90.0 feet to the Southeast corner of said tract; thence North 0° 46' West 10.0 feet to a point on the new right of way line of the Dalles-California Highway by Deed Volume 359 at Page 463, and being the true point of beginning of this description; thence North 0° 45' 09" West 178.44 feet; thence North 89° 22' 56" East 10.50 feet; thence South 0° 25' 58" West 95.43 feet; thence South 67° 51' 42" East 15.17 feet; thence South 11° 06' 03" West 78.85 feet to a point on the said new right of line; thence South 89° 42' 55" West 6.31 feet to the point of beginning. See recorded survey of property line adjustment 3-96 for basis of bearings and reference.