



MTG

After recording return to: (Name, Address, Zip)

Madaan Hotels, Inc.
2500 South 6th, Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to:
Same As Above

GRANTOR:

Ganesh Management LLC
2500 S 6th St., Klamath Falls,, OR 97601

GRANTEE:

Madaan Hotels, Inc.
822 W 11th Ave, Chico, CA 95926

ORDER NO. 22000110477

TAX ACCOUNT NO. R-3909-004AA-05701-000

2022-012510

Klamath County, Oregon

10/19/2022 03:12:02 PM

Fee: \$92.00

Space Above Reserved for Recorder's Use

STATUTORY SPECIAL WARRANTY DEED

Ganesh Management LLC, an Oregon limited liability company, Grantor, conveys and specially warrants to Madaan Hotels, Inc., an Oregon corporation, Grantees, the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in Klamath County, State of Oregon, to wit:

See Legal Description attached hereto as Exhibit "A"

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.

The true and actual consideration for this conveyance is \$7,200,000.00. (Here, comply with the requirements of ORS 93.030.)

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Dated this 24 day of September, 2022

GANESH MANAGEMENT LLC
an Oregon limited liability company

[Signature]
Sanjay A. Patel, Member

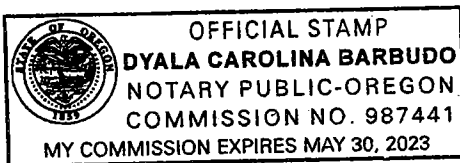
[Signature]
Rajesh Patel, Member

State of Oregon

ss.

County of Klamath

The foregoing instrument was acknowledged before me this 27 day of September, 2022 by Rajesh Patel and Sanjay A. Patel



Before me:

[Signature]
Notary Public for Oregon
My commission expires: MAY 30, 2023

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel A:

Parcel 2 of Land Partition 17-13 being a replat of Parcel 2 of Land Partition 77-05 and Parcel 2 of Major Land Partition 3-P-89 situated in the NE1/4 of Section 4, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County Oregon recorded April 10, 2014 in Volume 2014-003174, Microfilm Records of Klamath County, Oregon.

Parcel B:

A 30 foot easement situated in TRACT 805—ENTERPRISE TRACTS, being in the NE1/4 NE1/4 of Section 4, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, the center line being more particularly described as follows:

Beginning at a point on the Southerly right of way line of South Sixth Street as described in Deed Volume 191, page 240 from which the "+" in the concrete sidewalk marking the intersection of the said right of way and the Easterly line of that tract of land described in Deed Volume 179 page 385, bears North 55° 46' 50" East 35.00 feet; thence South 34° 13' 10" East 250.00 feet to the Northerly line of Parcel 2 of Major Land Partition 3-p-89.