



MTC 571467 AM

Prem Singh and Ranjinder Singh

6825 Fleming AVE

Sacramento CA 95828

2023-000128

Klamath County, Oregon

01/06/2023 02:21:01 PM

Fee: \$97.00

Yousef Saddi and Nuha Saddi

570 Alcantar Cir

Sacramento CA 95834

Grantee's Name and Address

After recording return to:

Yousef Saddi and Nuha Saddi

570 Alcantar Cir

Sacramento CA 95834

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

No change

File No. 571467AM

QUITCLAIM DEED

**Prem Singh and Rajinder Singh individually and as authorized signers of Prem's Gas & Mini Mart, Inc.,
dba Joey's Gas & Mini Mart,**

Grantor(s), hereby releases and quitclaims to

Yousef Saddi and Nuha Saddi, as Tenants by the Entirety,

Grantee(s), all right, title and interest in and to the following described real property situated in the County of
Klamath, State of Oregon, described as follows, to wit:


See Attached Exhibit 'A'

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$ per Circuit Court of the State of
Oregon for the County of Klamath filed cases 20CV41876 and 20LT05689**

QFT.

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 grantor has executed this instrument this 5 day of Jan. 2008, if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.


Prem Singh

Rajinder Singh

Prem's Gas & Mini Mart, Inc., dba Joey's Gas & Mini Mart

By: 

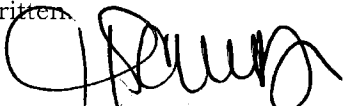
Prem Singh

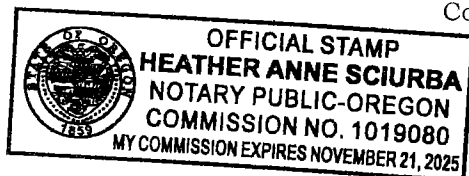
Rajinder Singh

State of Oregon } ss
County of Klamath }

On this 5 day of Jan., 2008, before me, Heather Sciurba, a Notary Public in and for said state, personally appeared Prem Singh, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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


Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: Nov. 21 2008



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 grantor has executed this instrument this 5 day of January 2023; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Prem Singh

RK Singh

Rajinder Singh

Prem's Gas & Mini Mart, Inc., dba Joey's Gas & Mini Mart

By:

Prem Singh

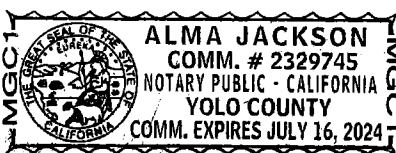
RK Singh

Rajinder Singh

State of California } ss
County of Sacramento }

On this 5 day of January, 2023, before me, Alma Jackson, a Notary Public in and for said state, personally appeared Rajinder Singh, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/~~she~~/they executed same.

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



Alma Jackson
Notary Public for the State of California
Residing at: Davis, CA
Commission Expires: July 16, 2024

EXHIBIT 'A'

File No. 571467AM

The following described parcels of real property situate in the City of Klamath Falls, Oregon, being portions of TRACT 805, ENTERPRISE TRACTS:

PARCEL 1:

A tract or parcel of land lying at the intersection of Washburn Way and South Sixth Street, more particularly described as follows:

Beginning at the Southwest corner of the intersection of South Sixth Street and Washburn Way, running thence along the Southerly line of South Sixth Street in a Westerly direction 75 feet along South Sixth Street to a point; thence Southerly at right angles to South Sixth Street 135 feet to a point; thence Easterly and parallel to South Sixth Street to the Westerly right of way line of Washburn Way as the same is now located; thence Northerly along the Westerly right of way line of Washburn Way to the place of beginning.

PARCEL 2:

Beginning at a point on the Westerly right of way line of Washburn Way, which point is 30 feet West of the line between Sections 3 and 4, Township 39 South, Range 9 East of the Willamette Meridian, which point is the Southeast corner of Tract 805 of Enterprise Tracts, a platted subdivision of Klamath County, Oregon; thence North $0^{\circ} 00' 1/2''$ West, along the West line of said Washburn Way, a distance of 224.85 feet, more or less to the most Southerly corner of a tract heretofore conveyed to John T. Smith and Cliff C. Yaden; thence North $55^{\circ} 50'$ West along a line parallel to and 135 feet distant from the present Southwesterly right of way line of South Sixth Street to the City of Klamath Falls, Oregon, as widened by the Oregon State Highway Department in 1946, a distance of 166.6 feet, more or less, to the Southwesterly corner of said tract heretofore conveyed to John T. Smith and Cliff C. Yaden, which is the true point of beginning; thence North $34^{\circ} 10'$ East 135 feet, more or less to said Southwesterly line of South Sixth Street, thence North $55^{\circ} 50'$ West along said Southwesterly line of South Sixth Street 115 feet, more or less, to the most Easterly corner of parcel heretofore conveyed to George F. Hayes and Clara May Hayes; thence South $34^{\circ} 10'$ West at right angles to said South Sixth Street, a distance of 135 feet; thence South $55^{\circ} 50'$ East 115 feet to the true point of beginning.

SAVING AND EXCEPTNG from those parcels above those portions deeded to the State of Oregon in Deed Volume 191, page 240, Deed Records of Klamath County, Oregon and in Deed Volume M76, page 14074, Microfilm Records of Klamath County, Oregon.