



2023-000130
Klamath County, Oregon
01/06/2023 02:21:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kamboj Enterprise LLC

1030 Lathrop DR

Central Point, OR 97502

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

Kamboj Enterprise LLC

1030 Lathrop DR

Central Point, OR 97502

File No. 571467AM

STATUTORY WARRANTY DEED

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

Grantor(s), hereby convey and warrant to

Kamboj Enterprise LLC, an Oregon limited liability company,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT "A" ATTACHED

The true and actual consideration for this conveyance is \$1,700,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

92ant.

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 4 day of Jan, 2023.

Yousef Saddi

Nuha Saddi

State of CA } ss
County of Sacramento

On this 4 day of Jan, 2023, before me, LAKERS a Notary Public in and for said state, personally appeared Yousef Saddi and Nuha Saddi, 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 CA
Residing at: CA
Commission Expires: 7/19/2023



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.