

2024-007722

Klamath County, Oregon



00333085202400077220010017

09/04/2024 10:21:20 AM

Fee: \$82.00

Sanjay A. Patel and Bhavisha Patel  
Grantors

Sanjay Patel and Bhavisha Patel, Trustee  
894 Westview Dr.  
Klamath Falls, OR 97603  
Grantees

After recording return to:  
Grantees

Until a change is  
requested, all tax statements shall be sent to:  
Sanjay Patel and Bhavisha Patel, Trustees  
address. Klamath Falls, OR 97603

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Sanjay A. Patel and Bhavisha Patel, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by Sanjay Patel and Bhavisha Patel, Trustees of THE SANJAY AND BHAVISHA PATEL REVOCABLE TRUST, hereinafter called the grantees, do hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

LOT 36 in TRACT NO. 1344, Seventh Addition to North Hills, Phase 1, according to the official plat thereof on file in the office of the county Clerk of Klamath County, Oregon..

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantees and grantees' heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this August 15, 2024.

Sanjay A. Patel

Bhavisha Patel

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Sanjay A. Patel and Bhavisha Patel and each acknowledged the foregoing instrument to be their voluntary act and deed.

This 15<sup>th</sup> day of August, 2024.

(S E A L)

Before me:   
Notary Public for Oregon

