

2024-008109

Klamath County, Oregon



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09/16/2024 02:54:51 PM

Fee: \$87.00

Khushboo Naria  
Grantor

Kishan B. Naria and Khushboo Naria, Trustees  
Rajesh Patel and Minal Patel, Trustees  
Sanjay Patel and Bhavisha Patel, Trustees  
Vijyaben Naria, Trustee  
1650 Lakeshore Dr.  
Klamath Falls, OR 97601  
Grantees

After recording return to:  
Grantees

Until a change is  
requested, all tax statements shall be sent to:  
Kishan B. Naria, Trustee  
1650 Lakeshore Dr., Klamath Falls, OR 97601

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Khushboo Naria, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kishan B. Naria and Khushboo Naria, Trustees of THE KK NARIA LIVING TRUST, Rajesh Patel and Minal Patel, Trustees of THE RAJESH AND MINAL PATEL REVOCABLE TRUST, Sanjay Patel and Bhavisha Patel, Trustees of THE SANJAY AND BHAVISHA PATEL REVOCABLE TRUST, and Vijyaben Naria, Trustee of THE NARIA LIVING TRUST, hereinafter called the grantees, does hereby grant, bargain, sell and convey to each set of Trustees for each Trust an equal One Quarter interest in that certain Real Property as tenants in common, and to grantees' heirs, successors and assigns, 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 35 and 36 of LAKESHORE GARDENS, according to the official plat thereof on file in the office of the county Clerk of Klamath County, Oregon,**

(1341 Lakeshore Drive)

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 grantor, has executed this instrument this August 20, 2024.

K. Naria

Khushboo. Naria

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Khushboo. Naria and acknowledged the foregoing instrument to be his voluntary act and deed.

This 30<sup>th</sup> day of August, 2024.

(S E A L)

Before me: [Signature]  
Notary Public for Oregon

