

2024-008527

Klamath County, Oregon

Returned at Counter



00334058202400085270020027

09/30/2024 12:31:13 PM

Fee: \$87.00

When recorded, return to and send tax statements:

Sugar Pine Hotel, Inc.

Att: Rajendra K. Patel

1220 Main St.

Klamath Falls, OR 97601

GRANT DEED

FOR VALUE RECEIVED, **Rajendra K. Patel & Deepakbhai G. Patel**, ("Grantor"), grants to **Sugar Pine Hotel, Inc.**, an Oregon corporation ("Grantee") all that certain real property (the "Property") situated in the County of Klamath, State of Oregon described on **Exhibit A** attached hereto and by this reference incorporated herein.

THE PROPERTY IS CONVEYED TO GRANTEE SUBJECT TO:

(i) the lien of all real estate taxes and assessments not yet delinquent as of the date hereof; (ii) and all items appearing of record and all matters which would be disclosed by an accurate survey of the Property.

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 as of this 27 day of September, 2024.

By:

Rajendra Patel

By:

Deepakbhai G. Patel

STATE OF OREGON)

County of Klamath)

This instrument was acknowledged before me this 27 day of September by **Rajendra K. Patel & Deepakbhai G. Patel**,



Lisa Legget-Weatherby
NOTARY PUBLIC FOR OREGON
My Commission Expires: 9/27/2027

EXHIBIT "A"
LEGAL DESCRIPTION

Tracts 8 and 9, the Southerly 20 feet of Tract 27, and the Southerly 20 feet of the West half of Tract 26 of PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM that parcel of land deeded to the State of Oregon, by and through its State Highway Commission, as disclosed by instrument dated October 6, 1964, recorded October 23, 1964, in Volume 357, page 122, Deed Records of Klamath County, Oregon

Tax Account No: 3909-002AD-06400-000
Tax Account No: 3909-002AD-08500-000

Key No: 513741
Key No: 513509

Unofficial Copy