

2018-008963

Klamath County, Oregon

07/30/2018 09:10:00 AM

Fee: \$92.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Generation Family Properties
5270 W 84th St, Suite 310
Bloomington, MN 55437

WARRANTY DEED

THE GRANTOR(S),

- Harold Sprague whose mailing address is, 29091 DAVIS LN, HIGHLAND,
CA 92346,

for and in consideration of: \$2,300 (two thousand three hundred dollars and zero cents)
and other good and valuable consideration grants, bargains, sells, conveys and warranties
to the GRANTEE(S);

- Generation Family Properties, LLC, a Minnesota Limited Liability
Company with a mailing address of 5270 W 84th St, Suite 310,
Bloomington, MN 55437,

the following described real estate, situated in the County of Klamath, State of Oregon:

NIMROD RIVER PARK 1ST ADDITION, BLOCK 1, LOT 3, according to the official plat
thereof on file in the office of the County Clerk, Klamath County, Oregon. map tax lot# R-
3611-007A0-04300-000 and APN#

R345059

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions,
restrictions, rights of way and easements of record the grantor hereby covenants with the
Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and
has good right to sell and convey the same; and that Grantor, his heirs, executors and
administrators shall warrant and defend the title unto the Grantee, his heirs and assigns
against all lawful claims whatsoever.

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. 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.

Grantor Signatures:

DATED: 7/27/18

Harold Sprague
Harold Sprague
29091 DAVIS LN, HIGHLAND, CA 92346

Grantor Signatures:

DATED: _____

STATE OF _____
COUNTY OF _____, ss:

This instrument was acknowledged before me on this ____ day of _____,
____ by Harold Sprague whose mailing address is.

See Attached CA Acknowledgement
Notary Public
Signature of person taking
acknowledgment

Title (and Rank)

My commission expires _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino

On July 27th, 2018, before me, Brian Budd,
NOTARY PUBLIC, personally appeared Harold Sprague

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature B. Budd (Seal)



ADDITIONAL DOCUMENT DETAILS (Optional, Used for Document Security)

Name/Title of Document: Warranty Deed

Document Date: 7/27/18