

**2018-010043**

**Klamath County, Oregon**

**08/23/2018 09:18:01 AM**

**Fee: \$87.00**

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

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**WARRANTY DEED**

THE GRANTOR(S),

- Ronald L. and Ann J. Croucher, PO BOX 134, BEATTY, OR 97621,

for and in consideration of: \$4,700 (four thousand seven 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 4TH ADDITION, BLOCK 31, LOT 2, according to the official plat  
thereof on file in the office of the County Clerk, Klamath County, Oregon. map tax lot# R-  
3610-012A0-02600-000 and APN#

R328997

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: 8/22/2018

Ronald L. Croucher  
Ronald L. Croucher  
PO BOX 134, BEATTY, OR 97621

**Grantor Signatures:**

DATED: 8/22/2018

Ann J. Croucher  
Ann J. Croucher  
PO BOX 134, BEATTY, OR 97621

STATE OF Oregon  
COUNTY OF Klamath, ss:

This instrument was acknowledged before me on this 22 day of August,  
18 by Ronald L. and Ann J. Croucher.



Shellie Rae Smith  
Notary Public  
Signature of person taking  
acknowledgment

Notary  
Title (and Rank)

My commission expires January 7th 2022