

2018-010234

Klamath County, Oregon

08/27/2018 09:20:01 AM

Fee: \$102.00

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),

- Jack S. and Beverly Broussard 1/2 interest and Christopher and Cheryl McCreary 1/2 interest, 1621 BUSHNELL AVE, South Pasadena, CA 91030,

for and in consideration of: \$3,100 (three thousand one 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:

KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #4, BLOCK 131, LOT 10, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. map tax lot# R-3811-001D0-02800-000 and APN#

R457794

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:

DATE: 8/25/18

Jack S. Broussard

Jack S. and Beverly Broussard
1621 BUSHNELL AVE, South Pasadena,
CA 91030

Grantor Signatures:

DATED: 8/25/2018

Christopher and Cheryl McCreary

Christopher and Cheryl McCreary
582 N ALTA VISTA DR, Monrovia, CA
91016

STATE OF _____
COUNTY OF _____, ss:

This instrument was acknowledged before me on this _____ day of _____,
_____ by Jack S. and Beverly Broussard 1/2 interest and Christopher and Cheryl McCreary
1/2 interest.

see attached

Notary Public
Signature of person taking
acknowledgment

Title (and Rank)

My commission expires _____

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Grantor Signatures:

DATED: 8/25/18

Beverly Broussard

Jack S. and Beverly Broussard
1621 BUSHNELL AVE, South Pasadena,
CA 91030

Grantor Signatures:

DATED: 8/25/2018

Christopher and Cheryl McCreary

Christopher and Cheryl McCreary
582 N ALTA VISTA DR, Monrovia, CA
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My commission expires _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 LOS ANGELES)On 08-25-2018 before me, JENNIFER J PASCHAL, NOTARY PUBLIC

Date

Here Insert Name and Title of the Officer

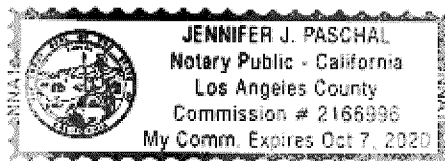
personally appeared CHRISTOPHER M. MCCREARY -and- CHERYL M. MCCREARY

Name(s) of Signer(s)

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

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Warranty Deed Lot # APN - R457794Document Date: N/A Number of Pages: - 02 -Signer(s) Other Than Named Above: Jack S. and Beverly Broussard**Capacity(ies) Claimed by Signer(s)**Signer's Name: CHRISTOPHER M. MCCREARY☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☒ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: CHERYL M. MCCREARY☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☒ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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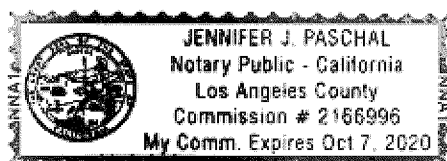
Date

Here Insert Name and Title of the Officer

personally appeared JACK S. BROUSSARD -and- BEVERLY BROUSSARD

Name(s) of Signer(s)

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.



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Signer Is Representing: _____

Signer's Name: BEVERLY BROUSSARD☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☒ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____