

**2018-010283**

**Klamath County, Oregon**

**08/28/2018 09:22:01 AM**

**Fee: \$92.00**

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),

- Declaration of Trust of Jack S. Broussard, Sr. and Beverly Broussard, UDT  
dated December 12, 1992, 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 9, 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#

R457801

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: 8/25/18

Jack Sylvester Broussard  
Jack Sylvester Broussard, Sr, TTEE  
1621 BUSHNELL AVE, South Pasadena,  
CA 91030

**Grantor Signatures:**

DATED: 8/25/18

Beverly Broussard  
Beverly Broussard, TTEE  
1621 BUSHNELL AVE, South Pasadena,  
CA 91030

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_, ss:

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_ by Declaration of Trust of Jack S. Broussard, Sr. and Beverly Broussard, UDT dated  
December 12, 1992.

See attached

\_\_\_\_\_  
Notary Public  
Signature of person taking  
acknowledgment

\_\_\_\_\_  
Title (and Rank)

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

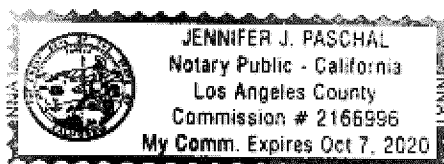
Date

Here Insert Name and Title of the Officer

personally appeared JACK SYLVESTER BROUSSARD, Sr -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~~<sup>are</sup> subscribed to the within instrument and acknowledged to me that ~~he~~<sup>she</sup>~~or~~<sup>they</sup> executed the same in his/~~her~~<sup>her</sup>/their authorized capacity(ies), and that by his/~~her~~<sup>her</sup>/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 Document**Title or Type of Document: Warranty Deed Lot # APN - R457801Document Date: N/A R-3811-00100-02800-000Signer(s) Other Than Named Above: none Number of Pages: 02**Capacity(ies) Claimed by Signer(s)**Signer's Name: JACK SYLVESTER BROUSSARD, Sr☐ Corporate Officer — Title(s): \_\_\_\_\_☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_

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: \_\_\_\_\_