

2018-013343

Klamath County, Oregon

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Fee: \$87.00

Document prepared by:

Generation Family Properties, LLC 5270 W 84th St, Ste 310 Bloomington, MN 55437

Mail recorded document to:

AOK Land, LLC 600 North Rocky River Dr Berea, OH 44017

Send all future tax statements to:

AOK Land, LLC 600 North Rocky River Dr Berea, OH 44017

Parcel ID#: R231181

WARRANTY DEED
(Pursuant to ORS 93.850)(2)

THIS WARRANTY DEED, made this 30th day of October , 2018 , by and between:

David Denniston, a married man, as sole and separate property
with a mailing address of 5270 W 84th St, Suite 310 Bloomington, MN 55437

("grantor"), and

AOK Land, LLC an Ohio limited liability company, whose mailing address is
600 North Rocky River Drive Berea, OH 44017

("grantee"). THE GRANTOR, for the true and actual consideration of \$2,300 (two thousand three
hundred dollars and zero cents)

(Here comply with the requirements of ORS 93.030.)

The receipt of which is hereby acknowledged, conveys and warrants unto the grantee the following
described real property, situated in Klamath County, Oregon, free of encumbrances
except as specifically set forth herein: (Enter Legal Description)

Acct# R231181 & Map Tax Lot# R-3507-007CD-10800-000

Lot 18, Block 2, Latakomie Shores Subdivision

Commonly known as:

(If there are to be exceptions to the covenants described in ORS 93.850 (2)(c), here insert such
exceptions.)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Signed, sealed and delivered in presence of:

Signature: <u>[Signature]</u>	Signature: _____
Print Name: <u>David Denniston</u>	Print Name: _____
Capacity: <u>OWNER</u>	Capacity: _____
Signature: _____	Signature: _____
Print Name: _____	Print Name: _____
Capacity: _____	Capacity: _____

STATE OF MINNESOTA }
COUNTY OF HENNEPIN }

On this 31 of OCTOBER, 2018 before me, a notary public, personally appeared
DAVID DENNISTON

_____, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and who acknowledged to me he/she/they freely executed the same.

Witness my hand and seal

Cheyenne S. Violet
Notary Public

CHEYENNE S. VIOLET
Print name

01/31/2022
My commission expires on

