

**2019-003481**

**Klamath County, Oregon**

04/01/2019 09:10:11 AM

Fee: \$87.00

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

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**WARRANTY DEED**

THE GRANTOR(S),

- The Land Duo, LLC, a North Carolina Limited Liability Company with a mailing address of 5448 Apex Peakway, STE 107, Apex, NC 27502,

for the true and actual consideration of \$4000.00 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Generation Family Properties, LLC a Minnesota Limited Liability Company whose mailing address is 5270 W 84th St, Ste 310 Bloomington, MN 55437 the following described real estate, situated in the County of Klamath, State of Oregon:

Lots 19, 20, and 21 of Block 6, Oregon Pines, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. Map Tax Lots: R-3511-015B0-06800, R-3511-015B0-06900, R-3511-015B0-07000 and APN: R284409, R284383, R284374

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: 3/30/19

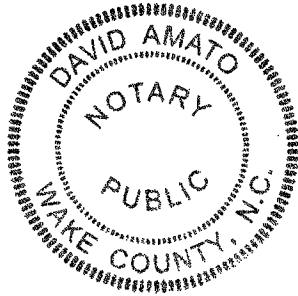
Tyler Kelly  
Tyler Kelly  
Title: Owner

Grantor Signatures:

DATED: \_\_\_\_\_

STATE OF NC COUNTY Wake  
OF Wake, ss:

This instrument was acknowledged before me on this 30<sup>th</sup> day of March, 2019 by  
Tyler Kelly.



David Amato  
Notary Public

Signature of person taking acknowledgment

Notary Public  
Title (and Rank)

My commission expires 07/31/23