

2019-011111

Klamath County, Oregon

09/23/2019 02:46:07 PM

Fee: \$87.00

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),

- Dean Ferrer Junio, an Unmarried Man whose mailing address is 6227 Split Creek Lane Alexandria, VA 22312

for and in consideration of: \$1,100 (one 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 OR:

Lot 10, in block 36 of tract 1184 Oregon Shores-Unit 2-1st Addition as shown on the map filed on November 8, 1978 in Volume 21, page 29 of Maps in the office of the county recorder of said County and by APNs# 234437 and MTL #R3507-017BB-07100

Commonly known as: Oregon Shores Unit 2 1st Addition Tract 1184 BLK-36 LOT-10

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:

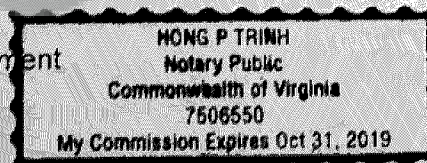
DATED: 07 Sep 2019

[Signature]
Dean Ferrer Junio
6227 Split Creek Lane
Alexandria, VA 22312

STATE OF Virginia
COUNTY OF Fairfax, ss:

This instrument was acknowledged before me on this 7 day of September, 2019 by Dean Ferrer Junio.

[Signature]
Notary Public
Signature of person taking acknowledgment



Notary Public
Title (and Rank)

My commission expires Oct 31 2019