

2019-014504

Klamath County, Oregon

12/13/2019 11:45:00 AM

Fee: \$87.00

Document prepared by:

Generation Family Properties, LLC

Mail recorded document to:

AOK Land LLC 600 North Rocky River Drive, Berea, OH. 44017

Send all future tax statements to:

AOK Land LLC 600 North Rocky River Drive, Berea, OH. 44017

Parcel ID#: R268301 and R268310

WARRANTY DEED
(Pursuant to ORS 93.850)(2)

THIS WARRANTY DEED, made this 12th day of December, 2019, by and between:

Generation Family Properties, LLC, a Minnesota Limited Liability Company, whose mailing address is 5270 W 84th St, Ste 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 \$9,500.00

(nine thousand five 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)

KLAMATH FOREST ESTATES 1ST ADDITION, BLOCK 48, LOT 3 and LOT 4

parcels# R268301 and R268310

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>Managing Member</u>	Capacity: _____
Signature: _____	Signature: _____
Print Name: _____	Print Name: _____
Capacity: _____	Capacity: _____

STATE OF Minnesota }
COUNTY OF Hennepin }

On this 12th of December, 2019 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

[Signature]

Notary Public

Joshua R. Gronholz

Print name

1/31/22
My commission expires on

