

2020-001236

Klamath County, Oregon

01/31/2020 08:24:00 AM

Fee: \$97.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Generation Family Properties
310 4th Ave S Suite 5010 PMB 91990
Minneapolis, MN 55415

WARRANTY DEED

THE GRANTOR(S),

- WALLY R. NICKOLI, a Married Man whose mailing address is 9843 NORTH STONE CREEK PL, TUCSON, AZ 85742

for and in consideration of: \$5,900.00 (five thousand nine hundred dollars and no 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 310 4th Ave S Suite 5010 PMB 91990, Minneapolis, MN 55415,

the following described real estate, situated in the County of Klamath, State of OR:

MT SCOTT MEADOW BLK-9 LOT-5, & MT SCOTT MEADOW BLK-9 LOT-4 and by APNs# 80931 & 80922

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 Signature:

DATED: 1/30/2020
Wally R Nickoli
WALLY R NICKOLI
9843 NORTH STONE CREEK PL
TUCSON, AZ 85742

STATE OF Arizona
COUNTY OF Pima, ss:

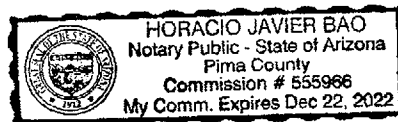
This instrument was acknowledged before me on this 30th day of JANUARY 2020.

WRN by WALLY R NICKOLI

[Signature], Notary Public
Notary Public Horacio Javier Bao, Notary Public
Signature of person taking acknowledgment

[Signature]
Title (and Rank)

My commission expires Dec 22nd 2022



WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Generation Family Properties
310 4th Ave S Suite 5010 PMB 91990
Minneapolis, MN 55415

WARRANTY DEED

THE GRANTOR(S),

- Susan M. Nickoli, a Married Woman whose mailing address is 9843 NORTH STONE CREEK PL, TUCSON, AZ 85742

for and in consideration of: \$5,900.00 (five thousand nine hundred dollars and no 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 310 4th Ave S Suite 5010 PMB 91990, Minneapolis, MN 55415,

the following described real estate, situated in the County of Klamath, State of OR:

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Grantor Signature:

DATED: 1-30-2020
Susan M. Nickoli
SUSAN M. NICKOLI
9843 NORTH STONE CREEK PL
TUCSON, AZ 85742

STATE OF ARIZONA
COUNTY OF PIMA, ss:

This instrument was acknowledged before me on this 30th day of JANUARY 2020.

SMN by Susan M. Nickoli

[Signature] Notary Public
Notary Public Horacio Javier Bao, Notary Public
Signature of person taking acknowledgment

[Signature]
Title (and Rank)

My commission expires Dec 22, 2022

