

2020-009628

Klamath County, Oregon

08/05/2020 10:47:17 AM

Fee: \$87.00

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),

- David E. Denniston, a married man with a mailing address of 5270 W 84th St. Ste 310
Minneapolis, MN 55437

for and in consideration of: \$5,499.00 USD (five thousand four hundred ninety-nine
dollars and zero cents) and other good and valuable consideration grants, bargains,
sells, conveys and warranties to the

GRANTEE(S):

- Gladys Kerber Bye and Kevin E Bye, a married couple, with a mailing address of 1003
South College, Newberg, OR 97123, the following described real estate, situated in the
County of Klamath, State of Oregon:

Lot 50, Block 29, Tract 1113- Oregon Shores- Unit 2 Subdivision and by APNs#
R237407 & Map Tax Lot# R-3507-017CB-05000-000

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: 8/15/20

[Signature]

David E. Denniston
5270 W 84th St. Ste 310
Minneapolis, MN 55437

STATE OF Minnesota
COUNTY OF Hennepin, ss:

This instrument was acknowledged before me on this 5th day of
August,
2020 by David E. Denniston

[Signature]
Notary Public

Signature of person taking acknowledgment

Notary Public
Title (and Rank)

My commission expires 1/31/22

