

2020-011099

Klamath County, Oregon

09/02/2020 11:24:00 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),

- 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

for and in consideration of: \$8,500.00 (eight thousand five hundred dollars and no cents) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Max Uvalle-Warbington & Alexandra Uvalle-Warbington, a married couple, whose mailing address 20730 Bowery Lane, Bend, OR 97703

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

OREGON SHORES UNIT 2 1ST ADDITION TRACT 1184 BLK-39 LOT-19 MTL R3507-018AA-08400 & OREGON SHORES UNIT 2 1ST ADDITION TRACT 1184 BLK-39 LOT-20 MTL R3507-018AA-08500 and by APNs# R241777 & R241786

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: 8/31/20

[Signature]

David Denniston, President
Generation Family Properties, LLC
310 4th Ave S Suite 5010 PMB 91990
Minneapolis, MN 55415

STATE OF Minnesota
COUNTY OF Hennepin, ss:

This instrument was acknowledged before me on this 31st day of
August.

2020 by David Denniston, President

[Signature]
Notary Public

Signature of person taking acknowledgment

Notary Public
Title (and Rank)

My commission expires 1/31/22

