

2021-002777

Klamath County, Oregon

02/25/2021 08:11:01 AM

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),

- GUY MARTIN, a Unmarried Man whose mailing address is 10221 N 65TH ST
LONGMONT, CO 80503-9018

for and in consideration of: \$5526.00 Five thousand five hundred twenty six 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:

KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #1 BLOCK 20 LOT 25 and by
APNs# R396226

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:

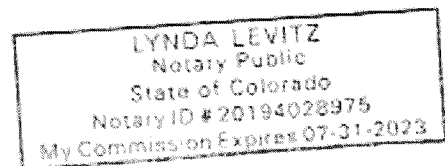
DATED: 2/19/2021

Guy Martin
GUY MARTIN
10221 N 65TH ST
LONGMONT, CO 80503-9018

STATE OF Colorado
COUNTY OF Boulder, ss:

This instrument was acknowledged before me on this 19 day of February 2021,
_____ by GUY MARTIN.

Lynda Levitz
Notary Public
Signature of person taking acknowledgment



Notary Public
Title (and Rank)

My commission expires 7-31-23