

**2021-003054**

**Klamath County, Oregon**

03/02/2021 08:09:01 AM

Fee: \$87.00

WHEN RECORDED RETURN TO: MAIL  
TAX STATEMENT TO:  
Generation Family Properties  
5270 W 84th St, Suite 310  
Bloomington, MN 55437

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**WARRANTY DEED**

THE GRANTOR(S),  
- VIRGINIA MCMARON, a Unmarried (widowed) female whose mailing address is 278  
LOS REYES DRIVE SAN DIEGO, CA 92114-4533

for and in consideration of: \$5508.00 Five thousand five hundred and eight 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 HIGHWAY 66 UNIT PLAT NO 2 and by APNs#  
R468899

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.

DATED: March 1 2021

Virginia J. McMaron  
VIRGINIA MCMARON  
7015 MADRONE AVE  
SAN DIEGO, CA 92114-4533

STATE OF California  
COUNTY OF San Diego, ss:

This instrument was acknowledged before me on this 1<sup>st</sup> day of March 2021,  
\_\_\_\_\_ by VIRGINIA MCMARON.

[Signature]  
Notary Public

Signature of person taking acknowledgment

Notary Public  
Title (and Rank)

My commission expires 10-5-21

