

**2021-005159**

**Klamath County, Oregon**

04/05/2021 03:13:00 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Steven and Jessica Sugg

5333 Holly Loop SE

Turner, OR 97392

---

**WARRANTY DEED**

THE GRANTOR(S),

- David Denniston, a married man whose mailing address is with a mailing address of 5270 W 84th St, Suite 310, Bloomington, MN 55437

for and in consideration of: \$5499.00 (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):

- Steven and Jessica Sugg, a married couple whose mailing address is 5333 Holly Loop SE, Turner, OR 97392,

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

OREGON SHORES UNIT 2 TRACT 1113, BLOCK 27, LOT 26 and by APNs# R236355

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: 3/22/2021

[Signature]

David Denniston, President of Generation Family Properties LLC  
5270 W 84<sup>th</sup> St Suite 310  
Bloomington, MN 55437

STATE OF Minnesota  
COUNTY OF Hennepin, ss:

This instrument was acknowledged before me on this 22<sup>nd</sup> day of March, 2021 by David Denniston.

[Signature]  
Notary Public

Signature of person taking acknowledgment

[Signature]  
Title (and Rank)

My commission expires 1/31/22

