

2021-005467

Klamath County, Oregon

04/12/2021 01:39:00 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 E. 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

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 84th St Suite 310
Bloomington, MN 55437

STATE OF Minnesota
COUNTY OF Hennepin, ss:

This instrument was acknowledged before me on this 22nd 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

