

**2021-006539**

**Klamath County, Oregon**

**04/27/2021 09:17:00 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),

- RONALD S POCHATKO SR & CATHERINE M POCHATKO, a Married Couple whose mailing address is 3411 S CAMINO SECO #272 TUCSON, AZ 85730-2836

for and in consideration of: \$5236.00 (five thousand two hundred and thirty 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 FOREST ESTATES BLOCK 12 LOT 4 and by APNs# R261941

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: 4-20-21  
Ronald S Pochatko Sr.  
RONALD S POCHATKO  
3411 S CAMINO SECO #272  
TUCSON, AZ 85730-2836

Grantor Signatures:

DATED: April 20, 2021  
Catherine M Pochatko  
CATHERINE M POCHATKO  
3411 S CAMINO SECO #272  
TUCSON, AZ 85730-2836

STATE OF Arizona  
COUNTY OF Pima, ss:

This instrument was acknowledged before me on this 20<sup>th</sup> day of April 2021  
by RONALD S POCHATKO AND CATHERINE M POCHATKO.

Lisa A. Hood  
Notary Public  
Signature of person taking acknowledgment

Public Notary  
Title (and Rank)

My commission expires Feb. 6, 2025

