

2022-003470

Klamath County, Oregon

03/22/2022 08:25:01 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Manuel Giron
148 E. Addie Ave.
Tulare CA 93274

WARRANTY DEED

THE GRANTOR(S),

- Generation Family Properties, LLC, a limited liability company with a mailing address of 301 4th Ave S Ste 5010 PMB 91990, Minneapolis, MN 55415

GRANTEE(S):

- Manuel Giron, a single man whose mailing address is 148 E. Addie Ave. Tulare CA 93274,

for and in consideration of: \$8,999.00 (eight thousand nine hundred ninety-nine dollars and zero cents) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the

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

NIMROD RIVER PARK 3RD ADDITION, BLOCK 26, LOT 13 and by APN# R345727

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

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: 3/21/22

[Signature]

David Dennison, CEO of
Generation Family Properties, LLC
310 4th Ave S Ste 5010
PMB 91990
Minneapolis, MN 55415

STATE OF Minnesota
COUNTY OF Hennepin, ss:

This instrument was acknowledged before me on this 21 day of March, 2022 by David Dennison, CEO of GFP.

[Signature]

Notary Public

Signature of person taking acknowledgment

Notary Public

Title (and Rank)

My commission expires 1/31/2025

