

2022-006581

Klamath County, Oregon

05/25/2022 10:39:01 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Generation Family Properties, LLC
301 4th Ave S Ste 5010
PMB 91990
Minneapolis, MN 55415

WARRANTY DEED

This indenture, made this 27th day of April A.D. 2022, between:
THE GRANTOR(S),

- Gwen Phillips, a single woman, who acquired titled as Gwenn K Suthann and whose mailing address is P.O. Box 35952, Tucson, AZ 85740,

GRANTEE(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

for and in consideration of: \$5,098.00 (five thousand ninety-eight 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:

KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #4 BLOCK 114 LOT 1 and by APN# R403227

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: 5-5-22

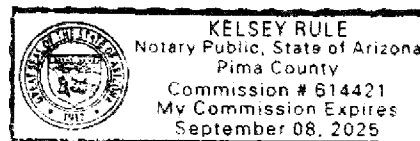
Gwen Phillips

Gwen Phillips
P.O. Box 35952
Tucson, AZ 85740

STATE OF Arizona
COUNTY OF Pima County, ss:

This instrument was acknowledged before me on this 5th day of May, 2022 by Gwen Phillips.

Kelsey Rule
Notary Public
Signature of person taking acknowledgment



Member Service Rep.
Title (and Rank)

My commission expires 09-08-2025