

2022-012759

Klamath County, Oregon

10/27/2022 01:19:02 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Juan Montoya Camacho and Mereena Peralta Vidal
159 SE Maple St 6W
Hillsboro, OR 97123

WARRANTY DEED

This indenture, made this October 3rd, 2022 between:

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):

Juan Montoya Camacho and Mereena Peralta Vidal a married couple with a mailing address of 159 SE Maple St 6W Hillsboro, OR 97123

for and in consideration of: \$10,000 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:

**OREGON SHORES UNIT 2 1ST ADDITION TRACT 1184 BLK-41
LOT-7 and by APNs# R240750**

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.

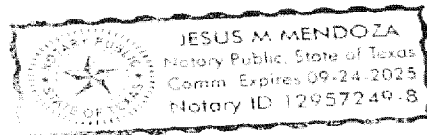
Grantor Signatures: SW Dated: 10-27-22
Summer Walker- COO of Generation Family Properties, LLC
310 4th Ave S Suite 5010 PMB 91990
Minneapolis, MN 55415

STATE OF Texas
COUNTY OF Smith, ss:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 27th day of October, 2022 by Summer Walker
COO of Generation Family Properties.

who ☐ is personally known to me or ☒ produced a Driver's License
as identification, regarding the attached instrument described as Summer S Walker
and to whose signature this notarization applies.

J-M-Mendo
Notary Public



Signature of person taking acknowledgment

Notary
Title (and Rank)

My commission expires 09-24-2025