

2023-003985

Klamath County, Oregon

05/25/2023 09:38:02 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Celeste Gerber
2020 Bickford Ave PMB 33
Snohomish WA 98290

WARRANTY DEED

This indenture, made this May 19th, 2023 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):

Celeste Gerber, a single woman with a mailing address of 2020 Bickford Ave PMB 33 Snohomish WA 98290

for and in consideration of: \$14,999 (fourteen thousand, nine hundred and ninety-nine) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the

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

Lot 42, Block 64 of NIMROD RIVER PARK 5TH ADDITION according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. Map Tax Lot: R-3611-001A0-05200-000 and by APN# 221021D000500

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 Signature: SW Dated: 5/24/23

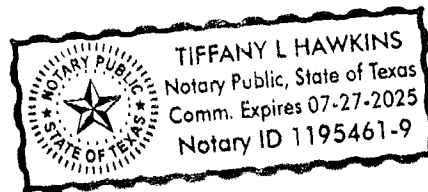
Summer Walker- COO of Generation Family Properties, LLC
310 4th Ave S Suite 5010 PMB 91990
Minneapolis, MN 55415

STATE OF Texas
COUNTY OF Smith, ss:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 24 day of May, 2023 by Summer Walker COO of
Generation Family Properties.

who ☐ is personally known to me or ☒ produced a Drivers License
as identification, regarding the attached instrument described as Warranty Deed
and to whose signature this notarization applies.

Tiffany L Hawkins
Notary Public



Signature of person taking acknowledgment

BCP

Title (and Rank)

My commission expires 7-27-2025