

2023-005575

Klamath County, Oregon

07/07/2023 08:25:02 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Minute, LLC
3507 221st Ave SE
Sammamish WA 98075

WARRANTY DEED

This indenture, made this June 30th, 2023 between:

THE GRANTOR(S),

Generation Family Properties, LLC, a Minnesota Limited Liability Company with a mailing address of 301 4th Ave S Ste 5010 PMB 91990, Minneapolis, MN 55415,

GRANTEE(S):

Minute, LLC, a Washington Limited Liability Company with a mailing address of 3507 221st Ave SE, Sammamish WA 98075

for and in consideration of: \$11,000.00 (eleven thousand dollars and zero cents) 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:

KLAMATH FALLS FOREST ESTATES SYCAN UNIT, The E ½ W ½ of Lot **3** Block 16 and by APN# R177686

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: _____

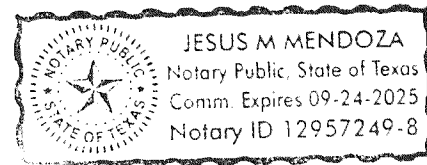
Dated: 07/05/2023

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 5 day of July, 2023 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 warranty deed
and to whose signature this notarization applies.

J. M. Mendoza
Notary Public

Signature of person taking acknowledgment

Bank officer
Title (and Rank)

My commission expires 09-24-2025