

**2023-011099**

**Klamath County, Oregon**

12/29/2023 12:35:02 PM

Fee: \$87.00

**Document prepared by:**

**David Denniston**

**Mail recorded document to:**

**Karl Raymond Schoenemann 3914 Gregory Dr Klamath Falls, OR 97603**

**Send all future tax statements to:**

**Karl Raymond Schoenemann 3914 Gregory Dr Klamath Falls, OR 97603**

**Parcel ID#: R294657**

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**WARRANTY DEED**

**(Pursuant to ORS 93.850)(2)**

**THIS WARRANTY DEED, made this 22nd day of December, 2023, by and between:**

**Generation Family Properties LLC whose mailing address is:**

**310 4th Ave S Suite 5010 PMB 91990 Minneapolis, MN 55415,**

**("grantor"), and**

**Karl Raymond Schoenemann whose mailing address is:**

**3914 Gregory Dr Klamath Falls, OR 97603**

**("grantee"). THE GRANTOR, for the true and actual consideration of \$7,500  
seven thousand five hundred dollars and zero cents.**

**(Here comply with the requirements of ORS 93.030.)**

**The receipt of which is hereby acknowledged, conveys and warrants unto the grantee the following described  
real property, situated in Klamath County, Oregon, free of encumbrances except as specifically set forth  
herein:**

**Lot 16, Block 8 of Sprague River Valley Acres according to the official plat thereof on file in the office of the  
County Clerk, Klamath County, Oregon identified by the Map Tax Lots= R-3512-035D0-02800-0000 and by  
APN #**

**R294657**

**Commonly known as: SPRAGUE RIVER VALLEY ACRES BLK-8 LOT-16**

**(If there are to be exceptions to the covenants described in ORS 93.850 (2)(c), here insert such exceptions.)**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed and delivered in presence of

Signature: Summer Walker

Print Name: Summer Walker

Capacity: Chief Operations Officer

STATE OF Texas }

COUNTY OF Smith }

On this 29 of Dec., 2023 before me, a notary public, personally appeared

Summer Walker, COO of Generation Family Properties, LLC

known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and who acknowledged to me he/she/they freely executed the same.

Witness my hand and seal

[Signature]  
Notary Public

DERECK WALKER  
Print name

10-24-27  
My commission expires on

[SEAL]

