

2024-002093

Klamath County, Oregon

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Fee: \$87.00

Document prepared by:

David Denniston

Mail recorded document to:

Preston Thomas Smith 2621 Fountainhead Dr, San Ramon, CA 94583

Send all future tax statements to:

Preston Thomas Smith 2621 Fountainhead Dr, San Ramon, CA 94583

Parcel ID#: R457179

WARRANTY DEED

(Pursuant to ORS 93.850)(2)

THIS WARRANTY DEED, made this 19th day of March, 2024, by and between:

**Generation Family Properties LLC, a Minnesota Limited Liability Company,
whose mailing address is:**

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

("grantor"), and

**Preston Thomas Smith, a single man, whose mailing address is:
2621 Fountainhead Dr, San Ramon, CA 94583**

**("grantee"). THE GRANTOR, for the true and actual consideration of \$8,999
eight thousand nine hundred ninety nine 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:**

**KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #4 BLOCK 128 LOT 22 and by APN #
R457179**

Commonly known as: KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #4 BLOCK 128 LOT 22

(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 Operating Officer of Generation Family Properties, LLC

STATE OF Texas

COUNTY OF Smith

On this 19 of March, 2024, 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

10-24-2027

My commission Expires on

[SEAL]

