

**2025-004033**

**Klamath County, Oregon**

**05/28/2025 02:41:07 PM**

**Fee: \$87.00**

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

John Joseph Baranowski III and Hailey Nicole Stanley

230 Walden Rd

Vidor, TX 77662

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**WARRANTY DEED**

THE GRANTOR(S),

- Generation Family Properties, LLC, a Minnesota Limited Liability Company with a mailing address of 310 4<sup>th</sup> Ave S Suite 5010 PMB 91990 Minneapolis, MN 55415,

for and in consideration of: \$11,999.00 USD (eleven thousand nine hundred ninety nine dollars and zero cents) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the

GRANTEE(S):

- John Joseph Baranowski III, a single man, and Hailey Nicole Stanley, a single woman, as joint tenants with rights of survivorship (JTWROS) whose mailing address is 230 Walden Rd Vidor, TX 77662

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

TWP 36 RNGE 13 BLK-SEC6 LOT-POR NE4 according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. Map Tax Lot: R3613-006A--02100 and and by APNs# R360772

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:

DATED: 5/28/25

[Signature]

David Denniston

Managing Member of Generation Family Properties, LLC

310 4<sup>th</sup> Ave S Suite 5010 PMB 91990

Minneapolis, MN 55415

STATE OF Minnesota

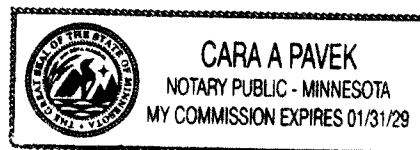
COUNTY OF Hennepin, ss:

This instrument was acknowledged before me on this 28 day of May 2025 by David Denniston, Managing Member of Generation Family Properties, LLC.

[Signature]

Notary Public

Signature of person taking acknowledgment



Notary

Title (and Rank)

My commission expires 1/31/29