

2025-006152

Klamath County, Oregon

07/17/2025 02:18:01 PM

Fee: \$92.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Loyd Thogmartin and Josiah Thogmartin

2659 S.W. Esther Ln.

Grants Pass, Oregon, 97527

WARRANTY DEED

THE GRANTOR(S),

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

for and in consideration of: \$9,891.00 (nine thousand eight hundred ninety one dollars and zero cents) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the

GRANTEE(S):

- Loyd Thogmartin and Josiah Thogmartin, as joint tenants with right of survivorship, whose mailing address is 2659 S.W. Esther Ln. Grants Pass, Oregon, 97527

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

NIMROD RIVER PARK 3RD ADDITION, BLOCK 26, LOT 14 and by APNs# R345674

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: 7/17/25

[Signature]

David Denniston

Managing Member of Generation Family Properties, LLC

310 4th Ave S Suite 5010 PMB 91990

Minneapolis, MN 55415

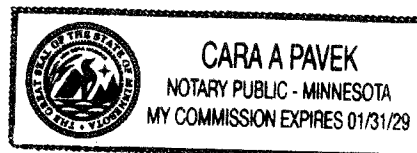
STATE OF Minnesota
COUNTY OF Hennepin, ss:

This instrument was acknowledged before me on this 17 day of
July 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