

2025-006545

Klamath County, Oregon

07/29/2025 08:31:01 AM

Fee: \$92.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Eleazar Shafer

1630 SW Swantown Ave

Oak Harbor, Washington 98277

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: \$6,588.00 (six thousand five hundred eighty eight dollars and zero cents) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the

GRANTEE(S):

- Eleazar Shafer, a single male, whose mailing address is 1630 SW Swantown Ave Oak Harbor, Washington 98277

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

NIMROD RIVER PARK 1ST ADDITION, BLOCK 1, LOT 3 according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. map tax lot# R-3611-007A0-04300-000 and by APNs# R345059

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: 07/28/2025

David Denniston

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 28 day of
July, 2025 by David Denniston, Managing Member of Generation Family
Properties, LLC.

Stephanie L. Allensworth

Notary Public

Signature of person taking acknowledgment

Notary Public

Title (and Rank)

My commission expires 01/31/2029

