



After recording return to:
David A. Boger and Diann L. Boger,
Trustees
PO Box 2298
Oakdale, CA 95361

Until a change is requested all tax
statements shall be sent to the
following address:
David A. Boger and Diann L. Boger,
Trustees
PO Box 2298
Oakdale, CA 95361

File No.: 7064-3408646 / 355627AM
(SNB)
Date: February 26, 2020

THIS SPACE RESERVED FOR RECORD

2020-003746

Klamath County, Oregon

03/30/2020 01:54:19 PM

Fee: \$92.00

STATUTORY WARRANTY DEED

Bonnie Pena, Successor Trustee Clara O' Grady Living Trust, dated June 23, 2011, Grantor,
conveys and warrants to **David A. Boger and Diann L. Boger, Trustees of the Boger 2017**
Revocable Trust, dated October 3, 2017, Grantee, the following described real property free of liens
and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 2, Block 6, Wagon Trail Acreages No. One, Second Addition, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$65,000.00**. (Here comply with requirements of ORS 93.030)

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702

APN:

Statutory Warranty Deed
- continued

File No.: 7064-3408646 (SNB)

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, 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 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

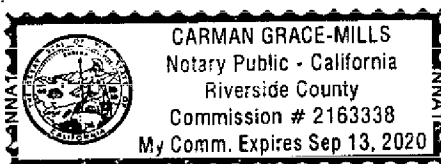
Dated this 27th day of March, 2020

Bonnie Pena, Successor Trustee Clara O' Grady
Living Trust

Bonnie Pena
Bonnie Pena, Successor Trustee

STATE OF California
County of Deschutes

This instrument was acknowledged before me on this 27th day of March, 2020
by ~~as of~~ Bonnie Pena, Successor Trustee Clara O' Grady Living Trust, on behalf of the trust



[Signature]
Notary Public for California
My commission expires: Sept 13, 2020

CERTIFICATION OF VITAL RECORDS

RIVERSIDE, CALIFORNIA

3201733014477

CERTIFIED COPY OF VITAL RECORD

This is a true and exact reproduction of the document officially registered and
placed on file by the Riverside University Health System,
Department of Public Health,

DATE ISSUED **Dec 12 2017**

Dr. Cameron Kaiser, M.D., County Health Officer
RIVERSIDE COUNTY, CALIFORNIA



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