



After recording return to:
Gary Brogdon and Judy Brogdon
14138 Ager Road
Hornbrook, CA 96044

Until a change is requested all tax
statements shall be sent to the
following address:
Gary Brogdon and Judy Brogdon
14138 Ager Road
Hornbrook, CA 96044

File No.: 7161-4055419 (JC)
Date: April 14, 2023

THIS SPACE RESERVED FOR RECORD

2023-003159
Klamath County, Oregon
04/26/2023 03:39:01 PM
Fee: \$92.00

STATUTORY WARRANTY DEED

Charitable Adult Rides and Services, Inc. a California Corporation, Grantor, conveys and warrants to **Gary Brogdon and Judy Brogdon, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$14,750.00**. (Here comply with requirements of ORS 93.030)

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 25th day of APRIL, 2023.

Charitable Adult Rides and Services, Inc.

By: Joseph Georges
Name: Joseph Georges
Title: VP and Administration

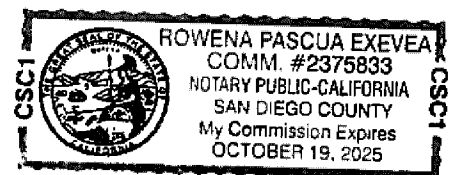
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)
)ss.
County of San Diego)

This instrument was acknowledged before me on this 25 day of APRIL, 2023 by Joseph Georges as VP and Administration of Charitable Adult Rides and Services, Inc., on behalf of the Articles or Organization.

Rowena Pascua Exevea

Notary Public for California
My commission expires:



APN: R894153

Statutory Warranty Deed
- continued

File No.: 7161-4055419 (JC)

EXHIBIT A

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

PARCEL 2 OF LAND PARTITION 105-06 BEING A REPLAT OF LOT 8 OF "LAKE SHORE GARDENS", SITUATED IN THE NORTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.