

**2020-000824**

**Klamath County, Oregon**

01/22/2020 08:24:00 AM

Fee: \$92.00

After recording return to:  
SOLIDIFI  
88 SILVA LANE STE 210  
MIDDLETOWN, RI 02842

Until a change is requested,  
all tax statements shall be sent  
to the following address:  
GO AMERICA, LLC  
3460 COREY ROAD  
CENTRAL POINT, OR 97502

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**SPECIAL WARRANTY DEED  
(OREGON)**

**GO AMERICA, LLC** Grantor, conveys and specially warrant(s) to **EDUARDO VILLANEDA AND SEBASTIAN ZEPEDA, AS TENANTS IN COMMON** Grantee, the following described real property free of encumbrances created or suffered by the Grantor as specifically set forth herein

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, CITY OF KLAMATH FALLS, STATE OF OREGON AND IS DESCRIBED AS FOLLOWS:**

**LOT 5, BLOCK 62, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.**

Tax Parcel No.: R370271

This property is free of all encumbrances created, EXCEPT:

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

The true consideration for this conveyance is **\$35,000.00**

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. 1-2-20

GO AMERICA LLC

By Investment Funding Inc member

By [Signature]

Name:

Its President

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Personally came and appeared before me, the undersigned authority in and for said County and State, appeared \_\_\_\_\_ who acknowledged himself/herself to be the President of \_\_\_\_\_, member of GOAMERICA, LLC, who acknowledged before me that he/she/they signed and delivered the above and foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

*See Attached*

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

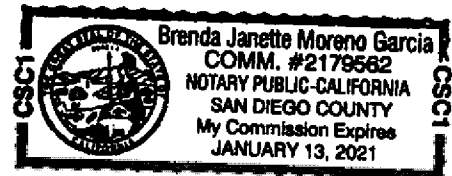
State of California            )  
  )  
County of San Diego        )        ss.

On January 2, 2020, before me, Brenda Janette Moreno Garcia, Notary Public, personally appeared Andrew Garza, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



(Seal)