



THIS SPACE RESERVED FOR

2022-001948  
Klamath County, Oregon  
02/15/2022 10:53:01 AM  
Fee: \$92.00

After recording return to:

Daniel J. Bills and Vikki L. Davina

P.O Box 1196

Chiloquin, OR 97624

Until a change is requested all tax statements shall be  
sent to the following address:

Daniel J. Bills and Vikki L. Davina

P.O Box 1196

Chiloquin, OR 97624

File No. 521282AM

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### STATUTORY WARRANTY DEED

**Go America LLC, a California Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Daniel J. Bills and Vikki L. Davina, not as Tenants in Common, But with rights of Survivorship.,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except  
as specifically set forth herein:

**The Westerly one-half of Lots 29 and 30, Block 22, Industrial Addition to the City of Klamath Falls,  
according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$95,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and  
those shown below, if any:

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 8 day of Feb, 2022.

Go America, LLC, a California Limited Liability Company

By: TNC Ventures, Inc., a California Corporation, Member

By: Tyrone Reed  
Tyrone Reed, President

State of California } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of February, 2022, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Tyrone Reed, President of TNC Ventures, Inc., Member of Go America LLC known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

See attached

Notary Public for the State of California

Residing at: \_\_\_\_\_

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

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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 }  
County of San Diego }

On 08 February 2022, before me, D. K. Howard Notary Public, personally appeared Tyrone Reed, 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 State of California that the foregoing paragraph is true and correct.



PLACE NOTARY SEAL ABOVE

WITNESS my hand and official seal.

SIGNATURE

A handwritten signature in black ink, appearing to be 'D. K. Howard', written over a horizontal line.

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of attached document

Title or type of document: SPECIAL WARRANTY DEED

Document Date: 02-08-22 Number of Pages: Two

Signer(s) Other than Named Above: NONE