



2022-007312
Klamath County, Oregon
06/10/2022 02:41:01 PM
Fee: \$92.00

After recording return to:
Kimberlee Ann Addington Trust
P.O BOX 592
KENO, OR 97627

Until a change is requested,
all tax statements shall be sent
to the following address:
Kimberlee Ann Addington Trust
P.O BOX 592
KENO, OR 97627

STATUTORY SPECIAL WARRANTY DEED

Go America LLC, A California Limited Liability Company, Grantor, conveys and specially warrants to Kimberlee Ann Addington, Trustee of the Kimberlee Ann Addington Revocable Living Trust under agreement dated October 31, 2019, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

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

A portion of Tract 8 of EMPIRE TRACTS and a portion of the SW1/4 NW1/4 SW1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Tract 8 of Empire Tracts; thence North 89°59' East 171.0 feet to the true point of beginning of this description; thence North 0°15' East 66.3 feet; thence North 89°59' East 73.0 feet; thence South 0°15' West 81.3 feet; thence South 89°59' West 73.0 feet; thence North 0°15' East, 15 feet more or less to the point of beginning.

This property is free of encumbrances, EXCEPT:

NONE

The true consideration for this conveyance is One Hundred Two Thousand And No/100 Dollars (\$122,000.00).

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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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated this May 24th 2022

Go America LLC, A California Liability Company

By: Tyrone Reed

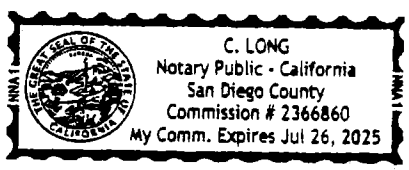
Name: Tyrone Reed

Its: Manager

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 CA
COUNTY OF San Diego

The foregoing instrument was acknowledged before me on May 24, 2022 by Tyrone Reed its _____ on behalf of Go America LLC, A California Liability Company who is personally known to me or has produced CADL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



C. Long
Notary Public