

2022-014650

Klamath County, Oregon

12/29/2022 03:07:01 PM

Fee: \$102.00



RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

R and H Properties, LLC

1010 Racquet Club Dr., Suite 104

Auburn, CA 95603

Title# 539193AM - Escrow-SL# 220273473

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)
STATUTORY SPECIAL WARRANTY DEED

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160
Go America LLC, a California limited liability company

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160
R and H Properties, LLC

4) TRUE AND ACTUAL CONSIDERATION
ORS 93.030(5) – Amount in dollars or other

\$ 61,500.00

☐ Other

5) SEND TAX STATEMENTS TO:

R and H Properties, LLC

1010 Racquet Club Dr., Ste #104

Auburn, CA 95603

6) SATISFACTION of ORDER or WARRANT
ORS 205.125(1)(e)

CHECK ONE: ☐ FULL
(If applicable) ☐ PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _____ AMERITITLE TO CORRECT THE SPELLING OF GRANTEE'S NAME FROM "&" TO "AND" - REMOVAL OF WORDS ON EXHIBIT A-LEGAL DESCRIPTION ON PAGE 2 AND 3 PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE NUMBER 2022-005486."



2022-005486
Klamath County, Oregon
04/29/2022 03:06:01 PM
Fee: \$97.00

After recording return to:
*~~R and H~~ PROPERTIES, LLC
1010 Racquet Club Dr #104
Auburn, CA 95603
*R and H
Until a change is requested,
all tax statements shall be sent
to the following address:
*~~R and H~~ PROPERTIES, LLC
1010 Racquet Club Dr #104
Auburn, CA 95603

STATUTORY SPECIAL WARRANTY DEED

Go America LLC, a California Limited Liability Company, Grantor, conveys and specially warrants to ~~R and H~~ R and H PROPERTIES, LLC, 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:

All that portion of Lot 594, Block 108, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 55 feet East from the Southwest corner of Lot 595, Block 108 of said Addition; thence East along the North line of Darrow Avenue, 45 feet to the Southwest corner of Lot 593 of said Block and Addition; thence North at right angles to Darrow Avenue, and between the lot line of Lots 593 and 594 of said Block 70 feet; thence West and parallel with Darrow Avenue 45 feet; thence South at right angles to Darrow Avenue 70 feet to the place of beginning.

This property is free of encumbrances, EXCEPT:

NONE

The true consideration for this conveyance is Sixty-One Thousand Five Hundred And No/100 Dollars (\$61,500.00).

EXHIBIT "A"

~~Legal Description~~

CONTINUED

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.

EXHIBIT "A"
Legal Description

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

Dated this April 22, 2022.

Go America LLC, a California Limited Liability Company

By: Tyone Reed

Name: Tyone Reed

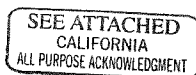
Its: Manager

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 _____

COUNTY OF _____

The foregoing instrument was acknowledged before me on _____, 20____ by _____ its _____ on behalf of Go America LLC, a California Limited Liability Company who is personally known to me or has produced _____ 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.



GM
4/22/22

Notary Public

California All-Purpose Acknowledgment

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

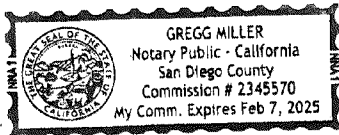
County of San Diego

On APRIL 22, 2022 before me, Gregg Miller, Notary Public, personally appeared TYRONE REED

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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

OPTIONAL

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: STATUTORY SPECIAL WARRANTY DEED

Document Date: 4/22/22 Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: TYRONE REED

Signer's Name: _____

☐ Individual
☐ Corporate Officer - Title(s): _____
☐ Partner - ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☒ Other: MANAGER
Signer is representing: GO AMERICA, LLC

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

☐ Individual
☐ Corporate Officer - Title(s): _____
☐ Partner - ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer is representing: _____

RIGHT THUMBPRINT
OF SIGNER
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