

**2023-002138**

**Klamath County, Oregon**

**03/29/2023 12:26:02 PM**

**Fee: \$92.00**



After recording return to:  
SERVICELINK  
3220 EL CAMINO REAL  
IRVINE CA 92602

Until a change is requested,  
all tax statements shall be sent  
to the following address:  
R and H Properties, LLC  
1661 Manzanita St  
Klamath Falls, OR 97601

#### **STATUTORY SPECIAL WARRANTY DEED**

GO AMERICA, LLC A CALIFORNIA LIMITED LIABILITY COMPANY, Grantor, conveys and specially warrants to 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 OF KLAMATH FALLS,  
COUNTY OF KLAMATH, STATE OF OREGON AND IS DESCRIBED AS FOLLOWS:

LOT 14, BLOCK 19 OF HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY  
CLERK OF KLAMATH COUNTY, OREGON.

This property is free of encumbrances, EXCEPT:

NONE

The true consideration for this conveyance is SIXTY-SIX THOUSAND AND No Dollars And No/100  
Dollars (\$66,000.00).

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.

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

Dated this March 13, 2023.

GO AMERICA, LLC A CALIFORNIA LIMITED LIABILITY COMPANY

By: Tyane Reed

Print Name: Tyane Reed

Its: Manager

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.

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



GM

3/13/23

## 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 MAR 13, 2023 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

Document Date:

3/13/23

Number of Pages:

DEED

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:

OF GOMERICA, 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  
Top of thumb here