

2023-002657

Klamath County, Oregon

04/12/2023 08:34:02 AM

Fee: \$97.00



After recording return to:
ServiceLink Title Company of Oregon,
LLC
1355 Cherrington Pkwy
Moon Township, PA 15108

Until a change is requested,
all tax statements shall be sent
to the following address:
CHRISTOPHER DEESE
3434 Bisbee St
Klamath Falls, OR 97601

STATUTORY SPECIAL WARRANTY DEED

Go America, LLC, Grantor, conveys and specially warrants to CHRISTOPHER DEESE, 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:

This property is free of encumbrances, EXCEPT:

NONE

The true consideration for this conveyance is ONE HUNDRED FIFTY-NINE THOUSAND NINE HUNDRED Dollars And No/100 Dollars (\$159,900.00).

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 27, 2023.

GO AMERICA, LLC A CALIFORNIA LIMITED LIABILITY COMPANY

By: Igori Reed

Print Name: Tymon Reed

Its: Manager



Dim 3-24-2023

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

California All-Purpose Acknowledgment

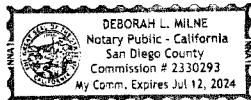
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

On March 24, 2023 before me, Deborah L. Milne, 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 Deborah L. Milne

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: _____ Number of Pages: _____

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) Manager
☐ Partner - ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

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

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer is representing: CO America LLC
a California Limited Liability Company

Signer is representing: _____

EXHIBIT "A"
LEGAL DESCRIPTION

An 80' by 100' rectangular parcel in the Northeast corner of Lot 18, Block 7, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 18,
thence 80 feet generally South along the Easterly boundary of said Lot 18;
thence generally West 100 feet along a line 80 feet from and parallel to the Northerly boundary of said Lot 18;
thence generally North 80 feet along a line 100 feet from and parallel to the Easterly boundary of said Lot 18;
thence generally East 100 feet along the Northerly boundary of said Lot 18 to the point of beginning.