

2023-003611
Klamath County, Oregon
05/11/2023 12:56:01 PM
Fee: \$92.00

Prepared By:
Lauren Lejedal, Esq.
200 Fleet Street, Ste. 6100
Pittsburgh, PA 15220
OR Bar ID: 221965

Until a Change is Requested,
Mail Tax Statements To:

Return To:
Advantage Title Company
2037 Liberty Road
Edgersburg, MD 21784

Order Number:
AT-107489

STATUTORY BARGAIN AND SALE DEED

GO AMERICA LLC, a California Limited Liability Company, Grantor, convey to **TRAVIS BAKER**, married and **DAVID MCCOLLUM**, unmarried, not as tenants in common but with the right of survivorship, Grantees, the following-described real property located in Klamath County, Oregon:

Lot 7 and the West one foot of Lot 6, Block 213, Mills Second 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.

Commonly known as: 2212 Reclamation Avenue, Klamath Falls, OR 97601

Parcel ID: 3809-033DB-09700

The true and actual consideration for this conveyance is: Ninety-Five Thousand Dollars (\$95,000.00).

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 245.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS OR 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.

[SPACE INTENTIONALLY LEFT BLANK]

Dated this 10 of May, 20 23.

GO AMERICA LLC, a California Limited Liability Company, by TNC VENTURES, INC., a California Corporation, its Member

Tyrone Reed
By: **TYRONE REED**

Its: **President**

State of _____)
County of _____) ss.

SEE ATTACHED
CALIFORNIA
ALL PURPOSE ACKNOWLEDGEMENT

Personally appeared the above-named **TYRONE REED**, as President of **TNC VENTURES, INC.**, a California Corporation, as Member of **GO AMERICA LLC**, a California Limited Liability Company and acknowledged the foregoing instrument to be their voluntary act and deed, this _____ day of _____, 20____. Before me:

Notary Public – State of _____



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

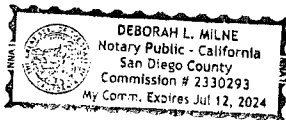
County of San Diego

On May 10, 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 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 Bargain & Sale Deed

Document Date: _____ Number of Pages: _____

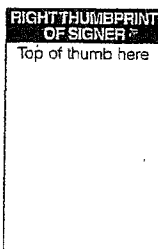
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

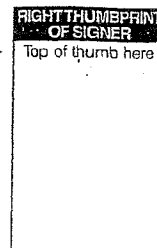
Signer's Name: _____

Signer's Name: _____

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



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



Signer is representing: _____

Signer is representing: _____