

2023-004679

Klamath County, Oregon

06/20/2023 09:10:02 AM

Fee: \$92.00

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

Until a Change is Requested,
Mail Tax Statements To:
Tanya Leigh Gauthier and Jeremy Justin Berger
5603 East 28th St.
Tucson, AZ 85711

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

Order Number:
AT-107604

STATUTORY WARRANTY DEED

GO AMERICA, LLC, a California Limited Liability Company, Grantor, convey and warrant to **TANYA LEIGH GAUTHIER**, unmarried and **JEREMY JUSTIN BERGER**, unmarried, not as tenants in common but with the right of survivorship, Grantees, the following described real property free of encumbrances, except as specifically set forth herein:

Lot 544 in Block 127 of MILLS 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.

Commonly known as: 2427 Darrow Avenue, Klamath Falls, OR 97601

Parcel ID: 2809-033AD-16500

The property is free from encumbrances, EXCEPT: None.

The true and actual consideration for this conveyance is: One Hundred Twenty-Nine Thousand and Nine Hundred 00/100 Dollars (\$129,900.00).

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.

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PCLAT-107604DWAR01010102

Dated this 13th of June, 2023.

GO AMERICA, LLC, a California Limited Liability Company, by Investment Funding, Inc., a California corporation, as member

By: ANDREW GARZA
Its: President

State of _____)
County of _____) ss.

Personally appeared the above-named **ANDREW GARZA**, as President of Investment Funding, 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:

SEE ATTACHED
CALIFORNIA
ACKNOWLEDGMENT

Notary Public – State of _____



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)

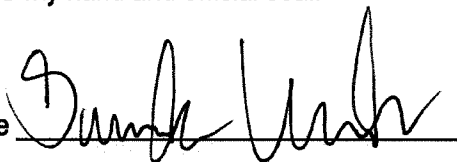
On 13 June 2023 before me, Sandra Velazquez Zamora, Notary Public.
(insert name and title of the officer)

personally appeared Andrew Garza
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



(Seal)

