

**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:**  
Sophie Diamond-Kuzminski  
17700 Mt. Blanch Place  
Klamath Falls, OR 97601

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

**Order Number:**  
AT-107867

**STATUTORY WARRANTY DEED**

**GO AMERICA, LLC**, a California Limited Liability Company, Grantor, convey and warrant to **SOPHIE DIAMOND-KUZMINSKI**, Grantee, the following described real property free of encumbrances, except as specifically set forth herein:

The North 40 feet of Lots 578 and 579, Block 115, 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: 823 Martin Street, Klamath Falls, OR 97601

Parcel ID: 3809-033AC-17800

The property is free from encumbrances, EXCEPT: None.

The true and actual consideration for this conveyance is: One Hundred Seventy-Six Thousand and 00/100 Dollars (\$176,000.00)

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.

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Dated this 14 of July, 20 23.

GO AMERICA, LLC, a California Limited Liability Company, by TNC VENTURES, INC., a California corporation, as member

Tyrone Reed  
By: TYRONE REED  
Its: President

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.

SEE ATTACHED  
CALIFORNIA  
ALL PURPOSE ACKNOWLEDGMENT

DLM 7-14-2023

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

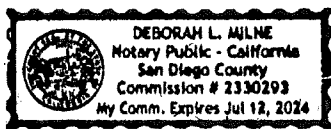
County of San Diego

On July 14, 2023 before me, Deborah L. Milne, Notary Public, personally appeared Tyrene 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 Warranty Deed

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

Capacity(ies) Claimed by Signer(s)

Signer's Name: Tyrene Reed

Signer's Name: \_\_\_\_\_

☐ Individual  
☒ Corporate Officer - Title(s): President  
☐ 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: TNC Ventures Inc  
a CA Corporation as member of  
Go America LLC a CA Limited  
Liability Company

Signer is representing: \_\_\_\_\_