

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

**Until a Change is Requested,
Mail Tax Statements To:**
R and H Properties LLC
1010 Racquest Club Drive, Suite 104
Auburn, CA 95603

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

Order Number:
AT-108213

STATUTORY WARRANTY DEED

GO AMERICA, LLC, Grantor, convey and warrant to **R AND H PROPERTIES LLC**, Grantee, the following described real property free of encumbrances, except as specifically set forth herein:

Lot 12, Block 54, **SECOND HOT SPRINGS 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: 312 Michigan Avenue, Klamath Falls, OR 97601

Parcel ID: 3809-028CC-03000

The property is free from encumbrances, EXCEPT: None

The true and actual consideration for this conveyance is: Fifty Thousand and 00/100 Dollars (\$50,000.00).

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.

[SPACE INTENTIONALLY LEFT BLANK]



Dated this 30 of August, 2023.

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.

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 _____



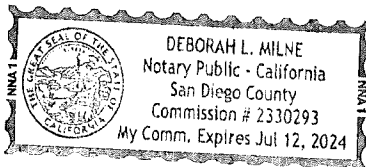
California All-Purpose Acknowledgment

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 August 30, 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 Warranty Deed

Document Date: 8/30/2023 Number of Pages: 3

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): 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: TMC Ventures Inc
a Calif corporation member
of Go America LLC a Calif
Limited Liability company

Signer is representing: _____