

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:
Thomas McClain and Karen McClain

2025 Ogden St.
Klamath Falls, OR 97603

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

Order Number:
AT-108575

STATUTORY SPECIAL WARRANTY DEED

GO AMERICA, LLC, a California Limited Liability Company, Grantor, convey and specially warrants to THOMAS MCCLAIN and KAREN MCCLAIN, married to each other, as tenants by the entirety, Grantees, the following described real property free of encumbrances created or suffered by the grantor, except as specifically set forth herein:

A parcel of land in the SW1/4 of the NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point where the Southerly right of way line of Climax Avenue intersects the Easterly right of way line of Ogden Street; thence East along said Southerly right of way line of Climax Avenue a distance of 129.43 feet to an iron pin; thence South 0°28' East 72.91 feet to an iron pin; thence South 89°10' West 129.42 feet to an iron pin; thence North along the Easterly right of way line of Ogden Street 73.43 feet to the point of beginning, said parcel being Parcel A of Minor Land Partition No. 80-105.

Commonly known as: 2025 Ogden Street, Klamath Falls, OR 97603

Parcel ID: 3909-001BC-02700

The property is free from encumbrances, EXCEPT:

None

The true and actual consideration for this conveyance is: One Hundred Sixty- Nine Thousand and 00/100 Dollars (\$169,000.00).

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.

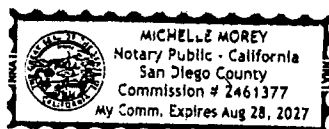
Dated this 13 of Nov., 2023.

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 California)
County of San Diego) 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 13 day of November, 2023. Before me:



Michelle Morey
Notary Public - State of California
Michelle Morey

