

Prepared By:
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PC Law Associates, LLC
200 Fleet Street, Suite 6100
Pittsburgh, PA 15220
Oregon Bar ID: 22196

**Until a Change is Requested
Mail Tax Statements To:**
Jacob Musto
1934 Worden Ave
Klamath Falls OR 97601

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

Order Number:
AT-108563

STATUTORY WARRANTY DEED

GO AMERICA, LLC, a California Limited Liability Company, Grantor, conveys and warrants to **JACOB MUSTO**, Grantee(s), the following described real property free of encumbrances, except as specifically set forth herein:

Lots 3 and 4 in Block 24 of **SECOND ADDITION TO KLAMATH FALLS**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

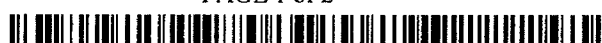
Commonly known as 1934 Worden Avenue, Klamath Falls, OR 97601

Parcel ID: 3809-029AC-02900

The property is free from encumbrances, EXCEPT: None

The true and actual consideration for this conveyance is One Hundred Seventy-Five Thousand Dollars and Zero Cents (\$175,000.00).

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 19 day of Dec, 2023.

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

By: Tyrone Reed

TYRONE REED
Printed Name

Its: President

State of California)
County of San Diego) ss.

This instrument was acknowledged the before me on this this 19 day of December 2023 by TYRONE REED, as President of TNC VENTURES, INC., a California Corporation, as Member for GO AMERICA, LLC, a California Limited Liability Company.



Michelle Morey
Notary Public - State of _____

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