

Prepared By:
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Until a Change is Requested
Mail Tax Statements To:
Kevin Hayes
14060 SW Hightor Drive
Tigard OR 97224

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

Order Number:
AT-108823

STATUTORY SPECIAL WARRANTY DEED

GO AMERICA, LLC, a California Limited Liability Company, Grantor, conveys and warrants to KEVIN HAYES, Grantee(s), the following described real property located in Klamath County, Oregon free of encumbrances created or suffered by the grantor, except as specifically set forth herein:

The West 10 feet of Lot 466 and the East 30 feet of Lot 467, Block 121, 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 2335 Vine Avenue, Klamath Falls, OR 97601

Parcel ID: 3809-033AD-13600

The property is free from encumbrances, EXCEPT:
“None”

The true and actual consideration for this conveyance is One Hundred Twenty Thousand Dollars and Zero Cents (\$120,000.00).

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 Jan of 22nd, 2024.

GO AMERICA, LLC, a California Limited Liability Company, by TNC VENTURES, INC., a California Corporation, its 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 for 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 _____



BR
1/22/24



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

JAN 22, 2024

before me,

GREGG MILLER

NOTARY PUBLIC

Date

Here Insert Name and Title of the Officer

personally appeared

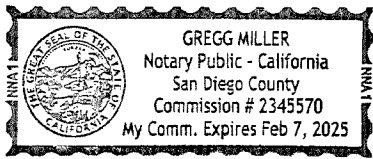
TYRONE REED

Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

Signature

[Handwritten Signature]

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document:

STATUTORY SPECIAL WARRANTY DEED

Document Date:

1/22/24

Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

TYRONE REED

Signer's Name:

☐ Corporate Officer – Title(s):

☐ Corporate Officer – Title(s):

☐ Partner – ☐ Limited ☐ General

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian of Conservator

☐ Trustee

☐ Guardian of Conservator

☒ Other: PRESIDENT OF TNC

☐ Other:

Signer is Representing: VENTURES, INC

Signer is Representing:

A CALIF. CORP. AS MEMBER

FOR GO AMERICA, LLC A CALIF. LLC