

**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:**  
Veronica Serna  
672 SW Sunset Way  
Troutdale, OR 97060

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

**Order Number:**  
AT-109105

STATUTORY SPECIAL WARRANTY DEED

GO AMERICA, LLC, a California Limited Liability Company, Grantor, conveys and warrants to VERONICA SERNA, unmarried, 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:

Lot 626 in Block 128, MILLS 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 2553 Applegate Avenue, Klamath Falls, OR 97601

Parcel ID: 3809-033DA-01600

The property is free from encumbrances, EXCEPT:  
None

The true and actual consideration for this conveyance is One Hundred Twenty-Five Thousand Dollars and Zero Cents (\$125,000.00).

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 4 of March, 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 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 \_\_\_\_\_

SEE ATTACHED  
CALIFORNIA  
ALL PURPOSE ACKNOWLEDGMENT

PP  
3-15-24



# 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

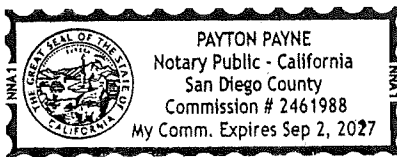
County of San Diego

On March 15, 2024 before me, Payton Payne 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

Payton Payne

## 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: Warranty deed

Document Date: 3-15-24 Number of Pages: 5

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

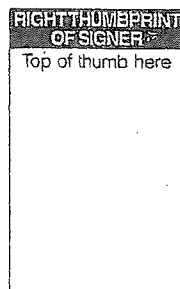
Capacity(ies) Claimed by Signer(s)

Signer's Name: Tyrone Reed

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

☒ Individual  
☐ Corporate Officer - Title(s): Member  
☐ Partner - ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

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



☐ Individual  
☐ Corporate Officer - Title(s): \_\_\_\_\_  
☐ Partner - ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

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

