

Prepared By:

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Until a Change is Requested

Mail Tax Statements To:

Andrew Moratto

3112 Cannon Ave
Klamath Falls OR 97603

After Recording Return To:

Advantage Title Company, LLC
2037 Liberty Road
Eldersburg MD 21784

Order Number:

AT-108993

STATUTORY SPECIAL WARRANTY DEED

GO AMERICA, LLC, a California Limited Liability Company, Grantor, conveys and warrants to **ANDREW MORATTO**, 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:

The East one-half of Lot 9 in Block 2 of FIRST ADDITION to ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Commonly known as 3112 Cannon Avenue, Klamath Falls, OR 97603

Parcel ID: 3909-003CA-04500

The property is free from encumbrances, EXCEPT:
None

The true and actual consideration for this conveyance is One Hundred Twenty Seven Thousand Five Hundred Dollars and Zero Cents (\$127,500.00).

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 16 of May, 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 CA.
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 16 day of May, 2024. Before me:

Michelle Morey
Notary Public – State of California

