

**Prepared By:**  
Lauren Lejedal, Esq.  
Oregon Bar ID: 22196

**Until a Change is Requested**  
**Mail Tax Statements To:**  
Jesse Hodge  
4006 Bristol Avenue  
Klamath Falls, OR 97603

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

**Order Number:**  
AT-109680

**STATUTORY SPECIAL WARRANTY DEED**

**GO AMERICA, LLC**, a California Limited Liability Company, Grantor, conveys and warrants to **JESSE HODGE**, 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 South 38 feet of Lots 624 and 625, Block 128, MILLS ADDITION TO THE CITY OF KLAMATH FALLS in the County of Klamath, State of Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath Oregon.

Commonly known as 919 Mitchell Street, Klamath Falls, OR 97601

Parcel ID: 3809-033DA-01500

The property is free from encumbrances, EXCEPT:  
None

The true and actual consideration for this conveyance is One Hundred Thirty Thousand Dollars and Zero Cents (\$130,000.00).

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.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

Dated this 25 day of June, 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 California  
County of San Diego ) ss.

This instrument was acknowledged the before me on this this 25 day of June, 2024 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 California

