

Prepared By:
Lauren LeJedal, Esq.
Oregon Bar ID: 22196

Until a Change is Requested
Mail Tax Statements To:
Kevin Hayes
14060 SW High Tor Drive
Tigard, OR 97601

Return Recorded Document to:
Advantage Title Company, LLC
2037 Liberty Road
Eldersburg, MD 21784

Order Number:
AT-109989

STATUTORY SPECIAL WARRANTY DEED

GO AMERICA, LLC, a California Limited Liability Company, Grantor, conveys and warrants to **KEVIN HAYES**, 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 358, Block 123, 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 2345 Orchard Avenue, Klamath Falls, OR 97601

Parcel ID: 3809-033AD-07100

The property is free from encumbrances, EXCEPT:
"None"

The true and actual consideration for this conveyance is Ninety Thousand Dollars and Zero Cents (\$90,000.00).

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 13 day of Aug., 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 13 day of Aug. 2024.
2024 by **TYRONE REED**, as President for **TNC VENTURES, INC., a California Corporation**, as member for **GO AMERICA, LLC, a California Limited Liability Company**.

Michelle Morey
Notary Public - State of California

