

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

Until a Change is Requested
Mail Tax Statements To:
AJR Management, LLC
2355 State St., Suite 101,
Salem, OR 97301

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

Order Number:
AT-110317

STATUTORY SPECIAL WARRANTY DEED

GO AMERICA, LLC, a California Limited Liability Company, Grantor, conveys and warrants to **AJR MANAGEMENT, LLC**, an Oregon limited liability company, 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 5 in Block 208 of MILLS SECOND 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 2124 Radcliffe Avenue, Klamath Falls, OR 97601

Parcel ID: 3809-033DC-11500

The property is free from encumbrances, EXCEPT:
None

The true and actual consideration for this conveyance is One Hundred and Ten Thousand Dollars and Zero Cents (\$110,000.00).

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 1 day of October, 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.

This instrument was acknowledged the before me on this this _____ day of _____, 20____ by **TYRONE REED**, as President for **TNC VENTURES, INC., a California Corporation, as Member of GO AMERICA, LLC, a California Limited Liability Company.**

Notary Public – State of _____



GM

10/7/24

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

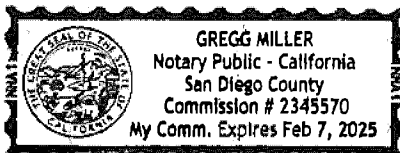
On OCT 7, 2024 before me, GREGG MILLER ^{NOTARY PUBLIC}
Date Here Insert Name and Title of the Officer

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 [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: 10/7/24 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: TYRONE REED Signer's Name: _____

- | | |
|--|--|
| <input type="checkbox"/> Corporate Officer – Title(s): _____ | <input type="checkbox"/> Corporate Officer – Title(s): _____ |
| <input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General | <input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General |
| <input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact | <input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact |
| <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian of Conservator | <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian of Conservator |

☒ Other: PRESIDENT ☐ Other: _____

Signer is Representing FOR: TNC VENTURES INC Signer is Representing: _____
A CALIFORNIA CORPORATION; A MEMBER OF GO AMERICA, LLC