

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

Until a Change is Requested
Mail Tax Statements To:
Richard McFarland
8512 McLaughlin Lane
Klamath Falls, OR 97601

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

Order Number:
AT-109545

STATUTORY SPECIAL WARRANTY DEED

GO AMERICA, LLC, a California Limited Liability Company, Grantor, conveys and warrants to **EQUITY TRUST COMPANY CUSTODIAN FBO: RICHARD MCFARLAND IRA**, 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 458 in Block 121 of 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 2340 Garden Avenue, Klamath Falls, OR 97601

Parcel ID: 3809-033AD-12400

The property is free from encumbrances, EXCEPT:
None

The true and actual consideration for this conveyance is One Hundred and Twenty- Five Thousand Five Hundred Dollars and 00/100 (\$125,500.00).

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 7 day of January, 2025.

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 7 day of January, 2025 by TYRONE REED, as President of 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

