

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

**Until a Change is Requested**  
**Mail Tax Statements To:**  
Suzanne Reeder  
2110 Greensprings Drive  
Klamath Falls, OR 97601

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

**Order Number:**  
AT-111324

**STATUTORY SPECIAL WARRANTY DEED**

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

Parcel: 1

Lot 2 in Block 3, Riverview, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel: 2

Lot 1 in Block 3, Riverview, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Commonly known as 2110 Greensprings Drive, Klamath Falls, OR 97601

Parcel ID: 3909-005CD-07300 and 3909-005CD-07200

The property is free from encumbrances, EXCEPT:  
None

The true and actual consideration for this conveyance is One Hundred Eighty Thousand Dollars and Zero Cents (\$180,000.00).

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 April of 18, 20 25.

**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.

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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_. Before me:

Notary Public – State of \_\_\_\_\_

see attached



# California All-Purpose Acknowledgment

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 APRIL 15, 2025 before me, Elizabeth L. Bloom, Notary Public, personally appeared TYRONE REED

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.



Signature Elizabeth L. Bloom

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: STATUTORY SPECIAL WARRANTY DEED

Document Date: 4-15-25 Number of Pages: 2

Signer(s) Other Than Named Above: \_\_\_\_\_

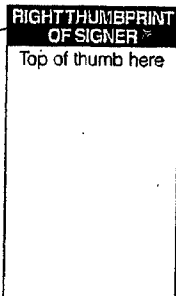
Capacity(ies) Claimed by Signer(s)

Signer's Name: TYRONE REED

Signer's Name: \_\_\_\_\_

☐ Individual  
☒ Corporate Officer - Title(s): PRESIDENT  
☐ Partner - ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer is representing: \_\_\_\_\_



☐ Individual  
☐ Corporate Officer - Title(s): \_\_\_\_\_  
☐ Partner - ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer is representing: \_\_\_\_\_

