

2025-006016

Klamath County, Oregon

07/14/2025 11:59:01 AM

Fee: \$92.00

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

Until a Change is Requested
Mail Tax Statements To:
Landon McDowall

Signature of Landon McDowall
Landon McDowall

Return To: **ADVANTAGE TITLE COMPANY**
2037 LIBERTY ROAD
ELDERSBURG, MD 21784

Order Number:
AT-111962

STATUTORY SPECIAL WARRANTY DEED

GO AMERICA, LLC, a California Limited Liability Company, Grantor, conveys and warrants to **LONDON J. MCDOWALL**, 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 502 in Block 109, **MILLS ADDITION TO THE CITY OF KLAMATH FALLS**, in the County of Klamath, State of Oregon.

Commonly known as 2115 Vine Avenue, Klamath Falls, OR 97601

Parcel ID: 3809-033AC-10600

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

The true and actual consideration for this conveyance is One Hundred Forty-Eight Thousand Five Hundred Dollars and Zero Cents (\$148,500.00).

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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PCLAT-111962DSWR01010102

Dated this 10th day of July, 20 25

GO AMERICA, LLC, a California Limited Liability Company, by EISENHOWER, INC., a California Corporation, its Member

By: DAMIEN CHIODO

[Signature]
Printed Name Damien Chiodo

Its: President

State of OHIO)
County of Butler) ss.

This instrument was acknowledged the before me on this this 10 day of July 2025, 2025 by DAMIEN CHIODO, as President of EISENHOWER, INC., a California Corporation, as Member for GO AMERICA, LLC, a California Limited Liability Company.

[Signature]
Notary Public – State of OHIO



GARY BOEHM
NOTARY PUBLIC
STATE OF OHIO
My Commission
Expires
May 16, 2028