

2021-018232

Klamath County, Oregon

12/08/2021 03:18:01 PM

Fee: \$92.00

After recording return to: BROOKLYN E. CUNNINGHAN 1415 E Main St Klamath Falls, OR 97601

Until a change is requested, all tax statements shall be sent to the following address: BROOKLYN E. CUNNINGHAN 1415 E Main St Klamath Falls, OR 97601

STATUTORY SPECIAL WARRANTY DEED

GO AMERICA LLC, Grantor, conveys and specially warrants to BROOKLYN E. CUNNINGHAM, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF KLAMATH FALLS, COUNTY OF KLAMATH, STATE OF OREGON AND IS DESCRIBED AS FOLLOWS:

THE SOUTH 50 FEET OF LOT 8, BLOCK 209, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON

This property is free of encumbrances, EXCEPT:

NONE

The true consideration for this conveyance is Seventy-Nine Thousand Five Hundred And No/100 Dollars (\$79,500.00).

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.

IN WITNESS WHEREOF, the undersigned have executed t	his document on the date(s) set forth below.
Dated this	
GO AMERICA LLC	
By: Dynne Rud	
Name: Tyrone Rend	
By:	. (0)
A notary public or other officer completing certificate verifies only the identity of the individual who signed the document to which this certificat attached, and not the truthfulness, accuracy, validity of that document.	dual e is
STATE OF	
COUNTY OF	
The foregoing instrument was acknowledged before its	on behalf of GO
AMERICA, LLC who is personally known to me of as identification, and furthermore, the aforemention his/her signature was his/her free and voluntary as instrument. See Attached Notary Acknowledgment Certificate	r has produced
	Notary Public

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.

Partner Corporate Officer - Title/c)			·	
before me, Elizabeth L. Bloom, Notary Public, personally appeared TYRONE RED 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 shelf-they executed the same in his/her/their authorized capacity(les), and that by his/her/their authorized capacity(les), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which 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. Witness my hand and official seal. Signature Ligabeth L. Bloom Witness my hand and official seal. Signature Ligabeth C. 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 reatachment of this form is swither document. Description of Attached Document Title or Type of Document: STATITORY WARRANTY DEED Number of Pages: Signer's Name: Lindividual Corporate Officer - Title(s): Pather Limited General Attorney in Fact Tustee Guardian or Conservator Other: Signating is persecurator Other: Signating or Conservator Other: Signating or Conservator Other: Signating or Conservator Other:	State of California			
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who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) islane's subscribed to the within instrument and acknowledged to me that he/she/thery executed the same in his/her/their authorized capacity(les), 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 the person(s), acted, executed the instrument the person(s) acted, executed the instrument of the foregoing paragraph is true and correct. 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.	on Vatober 21, 2021	hofore C'		
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Commission #2251507 My Comm. Expires Jul 1, 2023 Popular Land Place County Commission #2251507 My Comm. Expires Jul 1, 2023 Signature Clipabett Loborn 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: STATINTORY WARRANTY DEED Document Date: OPTIONAL Number of Pages: Capacity(ies) Claimed by Signer(s) Signer's Name: Individual Corporate Officer - Title(s): Partner Limited General Attorney in Fact Trustee Guardian or Conservator Other: Gillost Thumb here Guardian or Conservator Other: Gillost Thumb here Guardian or Conservator Other:		of the state of	California that the foregoing paragraph	vs is
Description of Attached Document Title or Type of Document STATINTORY WARRANTY DEED Document Date: OFF OBER 21, 2021 Number of Pages: Signer(s) Other Than Named Above: Capacity(ies) Claimed by Signer(s) Signer's Name: TYRDNE REED Individual Corporate Officer - Title(s) MANNER Partner - Limited General Attorney in Fact Trustee Guardian or Conservator Other: Signer is representing On AMERICAL General Title or Type of Document Signer ANN TY DEED Number of Pages: Number of Pages: Number of Pages: Individual Corporate Officer - Title(s): Partner - Digited General Attorney in Fact Trustee Guardian or Conservator Other: Signer is representing On AMERICAL	Notary Public - California San Diego County Commission # 2291507	Signature £	ligabeth L Bloom	
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	Signer is representing: GD AMERICA			