

2021-019228

Klamath County, Oregon

12/29/2021 02:10:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:

Roxanne Rothwell and Kimberly A. Cunningham

2447 Darrow Ave.

Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:

Roxanne Rothwell and Kimberly A. Cunningham

2447 Darrow Ave.

Klamath Falls, OR 97601

File No. 509268AM

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### **SPECIAL WARRANTY DEED**

**Go America, LLC, a California Limited Liability Company,**

Grantor(s) hereby conveys and specially warrants to

**Roxanne Rothwell and Kimberly A. Cunningham, not as Tenants in Common but with rights of survivorship,**

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

**Lot 542 and the West 1/2 of Lot 541 in Block 127, 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.**

The true and actual consideration for this conveyance is \$199,900.00.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

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.

Dated this 28 day of Dec. 2021.

**Go America, LLC, a California Limited Liability Company**

**By: TNC Ventures, Inc., a California Corporation, Member**

By: Tyrone Reed  
**Tyrone Reed, President**

State of CA } ss  
County of San Diego }

On this 28 day of, December, before me, D. K. Howard a Notary Public in and for said state, personally appeared Tyrone Reed, ~~President of TNC Ventures, Inc., Member of Go America LLC~~, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

D. K. Howard  
Notary Public for the State of CALIFORNIA  
Residing at: San Diego  
Commission Expires: 10.03.23

