

2022-000681

Klamath County, Oregon

01/18/2022 03:24:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:

Cheryl Jones

1416 NW 46th ST Ste. 105-232

Seattle, WA 98107

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

Cheryl Jones

1416 NW 46th ST Ste. 105-232

Seattle, WA 98107

File No. 512877AM

SPECIAL WARRANTY DEED

Go America LLC, a California Limited Liability Company,

Grantor(s) hereby conveys and specially warrants to

Cheryl Jones,

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:

All of Lots 24 and 25 and the Southeast one-half of Lot 26, Block 21, INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Together with an interest in a certain community driveway and garage as shown in Book 104, page 190, records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$87,000.00.

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 11 day of January 2022

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
County of SAN DIEGO

On this 11 day of January, 2022, before me, C Long Notary Public, 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.

C Long
Notary Public for the State of CA
Residing at: SAN DIEGO, CA
Commission Expires: 7/26/2025

