

THIS INSTRUMENT WILL NOT ALLOW USE (IN THIS INSTRUMENT IN VIOLATION OF API AND REGULATIONS. BEFORE SIGNING OR THE PERSON ACQUIRING FEE TITLE TO THE WITH THE APPROPRIATE CITY OR COUNTY VERIFY APPROVED USES.

2013-001880

Klamath County, Oregon



00131617201300018800020024

02/20/2013 10:10:46 AM

Fee: \$42.00

ASSESSOR PARCEL No. R-3611-00100-05800-000

NOTE: Deed prepared by Grantor below.

NAME: KAREN K. RAMSEY

ADDRESS: P.O. Box 1675

CITY/ST/ZIP: NICE, CA 95464

WHEN RECORDER MAIL TO (GRANTEE):

MAIL TAX STATEMENTS TO (GRANTEE):

NAME: MIKE KINCADE

ADDRESS: 3900 HANCOCK DR.

CITY/ST/ZIP: SACRAMENTO, CA 95821

SPECIAL WARRANTY DEED

SALE PRICE
\$2,000 -

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, the Grantor (Seller) whose name(s) is/are.

KAREN K. RAMSEY

Does convey and specially warrants to:

MIKE KINCADE

Grantee, the following described real property free of encumbrances created by the Grantor, situated in:

KLAMATH COUNTY, OREGON

NIMROD RIVER PARK SECOND ADDITION,
BLOCK 16, LOT 10

Witness Whereof, my hand has been set on

2-7

2013

Signature on line above

Print on line above

Signature on line above

Print on line above

On _____, 20 _____ By _____

Witness my hand and official seal

See attached acknowledgement

Notary Public in and for said County and State

My commission expires on: _____

PAGE 1 OF 2
SPECIAL WARRANTY DEED

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Lake

On 02/07/2013 before me, C. R. Boardman, Notary Public,
(Here insert name and title of the officer)

personally appeared Karen K Ramsey

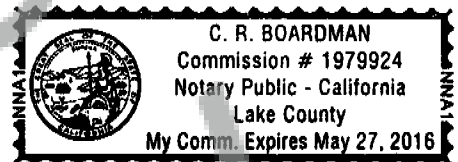
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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.

C. R. Boardman
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

DESCRIPTION OF THE ATTACHED DOCUMENT

Special Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 02/07/2013

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual(s)
☐ Corporate Officer
(Title) _____
☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document