

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED  
IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND  
REGULATION. 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  
APPROVED USES.

ASSESSOR PARCEL NO. 3313-02300-03800

NOTE: Deed prepared by Grantor below.

NAME: Michael Kincade, Tr

ADDRESS: 4720 Loch Lomond Dr

CITY/ST/ZIP: Carmichael, CA 95608

WHEN RECORDED MAIL TO (GRANTEE):

MAIL TAX STATEMENTS TO (GRANTEE):

NAME: David D. Nicholson

ADDRESS: 5569w Falstaff Dr

CITY/ST/ZIP: Kearns, UT 84118

2016-005940

Klamath County, Oregon



00187622201600059400020024

06/07/2016 10:19:57 AM

Fee: \$47.00

## SPECIAL WARRANTY DEED

SALE PRICE  
\$7,000

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

Michael Kincade Trustee of the Michael Kincade Revocable trust of 2014

Does convey and specially warrants to:

David D. Nicholson

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

Klamath County, Oregon

Klamath Falls Forest Estates Sycan Unit'

Block 16, Lot 7, Wsly 725 Ft of the Sly 635 Ft, Acres; 10.57

Witness Whereof, my hand has been set on

APRIL 8, 2016

Signature in line above

[Signature]

Signature on line above

Print on line above

Michael Kincade, Tr

Print on line above

State of California, County of \_\_\_\_\_

Subscribed and sworn to (or affirmed) before me on this

\_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by \_\_\_\_\_

proved to me on the basis of satisfactory evidence to be  
the person(s) who appeared before me.

Signature \_\_\_\_\_ (seal)

SEE CALIFORNIA JURAT. (DWN)

PAGE 1 OF 2  
SPECIAL WARRANTY DEED

# CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- ☐ See Statement Below (Lines 1-5 to be completed only by document signers, not notary)
- ☒ See Attached Document (Notary to cross out lines 1-6 Below)

1 \_\_\_\_\_

2 \_\_\_\_\_

3 \_\_\_\_\_

4 \_\_\_\_\_

5 \_\_\_\_\_

6 \_\_\_\_\_

Signature of Document Signer No. 1 \_\_\_\_\_

Signature of Document Signer No. 2 \_\_\_\_\_

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 the validity of this document

State of California

Subscribed and Sworn to (or Affirmed) before me

County of Sacramento

on this 8 day of APRIL 2016

(1) MICHAEL KINCADE TRUSTEE

(2) \_\_\_\_\_

Proven to me on the basis of satisfactory evidence to be the  
to be the person (s) who appeared before me.



Notary Seal

Gerald Van Wagner  
Signature of Notary Public

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.

Type of Document: KLAMATH COUNTY OREGON  
SPECIAL WARRANTY DEED

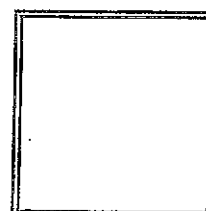
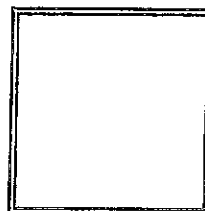
Document Date: NONE

## Attestation of Affirmation before the Notary Public

I have willingly appeared before the Notary Public present today and have Sworn to (or Affirmed) the statements within this document to be true and correct.

Right Thumb Print  
of Signer 1

Right Thumb Print  
of Signer 2



Signature Signer #1

Signature Signer #2

APRIL 2016  
SPECIAL WARRANTY DEED

JURAT