

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. APN# R225768  
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: Doug Brockmeier  
ADDRESS: 404 Central Ave. Unit B  
CITY/ST/ZIP: Alameda, CA 94501

2017-004722

Klamath County, Oregon



00203050201700047220020022

05/05/2017 08:38:59 AM

Fee: \$47.00

## SPECIAL WARRANTY DEED

SALE PRICE  
#1176

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:

Doug Brockmeier

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

Klamath County, Oregon

Lot 12, Block 15 Oregon Shores Tract No. 1053

APN: R225768

MapTax Lot: R-3507-006AD-1500-000

Witness Whereof, my hand has been set on

APRIL 24, 2017

Signature in line above

Signature on line above

Print on line above

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 ALL-PURPOSE ACKNOWLEDGMENT.

*(Signature)*

PAGE 1 OF 2  
SPECIAL WARRANTY DEED

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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.

State of California )

County of SACRAMENTO )

On 24 APRIL 2017 before me, JED VAN WAGNER, NOTARY PUBLIC,  
Date Here Insert Name and Title of the Officer

personally appeared MICHAEL KINCADE, JR.  
Name(s) of Signer(s)

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.



Signature Jed Van Wagner  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: SPECIAL WARRANTY DEED "APN: R225768"

Document Date: NONE Number of Pages: 1

Signer(s) Other Than Named Above: NONE

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

PAGE 2 OF 2  
SPECIAL WARRANTY DEED