

THIS INSTRUMENT WILL NOT ALLOW USE OF THE INSTRUMENT IN VIOLATION OF APPLICABLE LAW BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT. TITLE TO THE PROPERTY SHOULD CHECK WITH THE CITY PLANNING DEPARTMENT TO VERIFY APPROVAL.

2017-011158

Klamath County, Oregon



00210945201700111580020024

10/02/2017 02:22:34 PM

Fee: \$47.00

ASSESSOR PARCEL NO. R276533 & R276542

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: Allan Foster C/O Guru Assoc Inc

ADDRESS: 201 NE Park Plaza Dr STE 196

CITY/ST/ZIP: Vancouver, WA 98684

201 NE PARK PLAZA DR STE 196

SPECIAL WARRANTY DEED

SALE PRICE
\$1550-

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:

Allan Foster, Guru Associates Inc

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

Klamath County, Oregon

Lot 20 and 21, Block 7, Oregon Pines

Apr# R276533, R276542 MapTaxLot: R-3511-009D0-3000-000, R-3511-009D0-03100-000

Witness Whereof, my hand has been set on

SEPT 25

2017

Signature in line above

Print on line above

MICHAEL KINCAD
TR

Signature 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.

JUN

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 25 SEPT 2014 before me, JED VAN WAGNER, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared MICHAEL KIWACADE III
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 "ALLAN FOSTER"

Title or Type of Document: SPECIAL WARRANTY DEED

Document Date: NONE Number of Pages: 2

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