

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. R176213 & 176302  
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: Acme Photography  
ADDRESS: 500 North State College Blvd.  
CITY/ST/ZIP: Orange, CA 92868 STE. 1100

2017-013458  
Klamath County, Oregon



00213724201700134580020027

11/21/2017 03:21:20 PM

Fee: \$47.00

## SPECIAL WARRANTY DEED

SALE PRICE  
\$6500 -

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:

Acme Photography

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

Klamath County, Oregon Maptaxlot R-3313-01300-01500-000 & R-3313-01300-01600-000

Description of real property: The East Half (E 1/2) of the North 415 feet, of Lot 5, Block 18, Klamath Falls Forest Estates Sycan Unit and the East Half (E 1/2) of the South 415 feet of Lot 5, Block 18, Klamath Falls Forest Estates, Sycan Unit, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Witness Whereof, my hand has been set on

NOV 14

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

JVW

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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 14 NOV 2017 before me, JED VAN WAGNER, NOTARY PUBLIC  
 Date Here Insert Name and Title of the Officer  
 personally appeared MICHAEL KINCADE  
 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 (ACME PHOTOGRAPHY)  
 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: \_\_\_\_\_

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 SPECIAL WARRANTY DEED*