

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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

2018-006309

Klamath County, Oregon

ASSESSOR PARCEL NO. R344577

NOTE: Deed prepared by Grantor below.

NAME: Michael Kincade, Tr

ADDRESS: 4720 Loch Lomond Dr

CITY/ST/ZIP: Carmichael, CA 95608



00222760201800063090020026

05/23/2018 11:52:11 AM

Fee: \$47.00

WHEN RECORDED MAIL TO (GRANTEE):

MAIL TAX STATEMENTS TO (GRANTEE):

NAME: Timothy Young

ADDRESS: 25062 Mawson Dr

CITY/ST/ZIP: Laguna Hills, CA 92653

SPECIAL WARRANTY DEED

SALE PRICE
\$3385 -

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:

Timothy Young, A Married Man as his Sole and Separate Property

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

Klamath County, Oregon

Fourth Addition to Nimrod River Park Block 45, Lot 13

MapTax Lot: R-3611-006D0-00600-000

Witness Whereof, my hand has been set on

MAY 22, 2018

Signature on line above

Signature on line above

Print on line above

Print on line above

State of California, County of San

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

day of May

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

Signature *Please see (seal)

attached CA Acknowledgement form. Incorrect wording for CA Notary Public.

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 5-22-18 before me, Hailey Van Wagner, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared Michael Kincaid

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

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

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: _____

Special Warranty Deed