

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.

ASSESSOR PARCEL NO. R288753
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: Henry C. Ruggles
ADDRESS: C/O 724 E. Cullumber St
CITY/ST/ZIP: Gilbert, AZ 85234-6405

2018-010237

Klamath County, Oregon



00227633201800102370020027

08/27/2018 09:46:10 AM

Fee: \$87.00

SPECIAL WARRANTY DEED

SALES PRICE
\$5038.-

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:

Henry C. Ruggles

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

Klamath County, Oregon

The S1/2 of the SW1/4 of the SW1/4 of section 35, T35S, R11E, of the Willamette

Meridian. MapTaxLot: R-3511-03500-01500-000

Witness Whereof, my hand has been set on

May 30, 2018

Signature on 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

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

Signature (seal)

** Please see 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

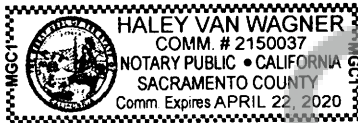
On 5-30-18 before me, Haley Van Wagner, Notary Public
Date Here Insert Name and Title of the Officer

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 Haley 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
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: _____

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SPECIAL WARRANTY DEED