

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. 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. (ORS 93.040 (1))

ASSESSOR PARCEL NO. 280653
NOTE: Deed prepared by Grantor below.
NAME: Michael Kincade
ADDRESS: 4720 Loch Lomond Dr
CITY/ST/ZIP: Carmichael, CA 95608

WHEN RECORDED MAIL TO (GRANTEE):
MAIL TAX STATEMENTS TO (GRANTEE):
NAME: Gennady & Alexandra Margus
ADDRESS: 1865 Ocean Avenue 2G
CITY/ST/ZIP: Brooklyn, NY 11230

2019-012310
Klamath County, Oregon



10/21/2019 01:03:10 PM

Fee: \$87.00

SPECIAL WARRANTY DEED

SALE PRICE
\$1850 -

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:

Gennady Margus and Alexandra Margus

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

Klamath County, Oregon

Oregon Pines, Block 38, Lot 12

MapTaxLot: R-3511-014A0-01100-000

Witness Whereof, my hand has been set on 10/11, 2019

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 _____, _____ by _____

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

Signature _____ (seal)

*SEE CA JUDAT ATTACHMENT
M.6. 10/11/19

JURAT

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

Subscribed and sworn to (or affirmed) before me on this 11 day of OCTOBER,

2019 by MICHAEL KINCADE,

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

Signature _____ (Seal) _____



OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

SPECIAL WARRANTY DEED
(Title or description of attached document)

KLAMATH COUNTY, OREGON
(Title or description of attached document continued)

Number of Pages _____ Document Date _____

Additional information _____

INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
 - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.