

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. R818299
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: Truc Vo
ADDRESS: 21100 Hacienda Blvd # 2367
CITY/ST/ZIP: California City, CA 93505

2019-012949

Klamath County, Oregon



00249781201900129490030035

11/05/2019 10:04:05 AM

Fee: \$92.00

SPECIAL WARRANTY DEED

SALE PRICE
\$500 -

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:

Truc Vo a Single Man

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

Klamath County, Oregon

Please see attached EXHIBIT "A" APN: R818299

MapTax Lot: R-3511-015D0-01500-000

Witness Whereof, my hand has been set on

OCT 18, 2019

Signature in line above

Print on line above

MICHAEL KINCAD, TR

Signature on line above

Print on line above

Truc Vo

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 attached doc. LP 10/18/19

EXHIBIT "A"

R818299

R-3511-015D0-01500-000

Property Description:

A Portion of Lot 111, Block 5, Oregon Pines according to the office plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northerly corner of Lot 53, Block 5, Oregon Pines; thence South $65^{\circ} 45' 17''$ W, 267.49'; thence N $33^{\circ} 06' 08''$ W, 20.24'; thence N $65^{\circ} 45' 17''$ E, 270'; thence 20.01' along the arc of a 330.00 foot radius curve to the left (the long chord of which bears S $25^{\circ} 58' 58''$ E, 20.01 feet) to the point of beginning.

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 18 day of October, 2019 by Michael Kincaid

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

Signature T. Davis (Seal)



OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Special Warranty Deed
(Title or description of attached document)

(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.