

Returned at Counter

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

ASSESSOR PARCEL NO. 253718
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: Douglas G. Adkins
ADDRESS: 21300 SW 101 Ave
CITY/ST/ZIP: Cutler Bay, FL 33189

2020-008132
Klamath County, Oregon



00261542202000081320030036

07/02/2020 02:37:25 PM

Fee: \$92.00

SPECIAL WARRANTY DEED

SALE PRICE
\$11,000-

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:

Douglas G. Adkins a single man

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

Klamath County, Oregon

See Attached Exhibit "A"

Witness Whereof, my hand has been set on

JUNE 3, 2020

Signature in 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 NOTARY ATTACHMENT

M.G. 6/3/2020

EXHIBIT "A"

Description of real property: Lot 4, Block 3, Lone Pine on the Sprague, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER with an undivided 1/80 interest in and to the following to witt: A tract of land situated in the SW1/4SE1/4 of Section 11 and NE1/4 of Section 14, ALL in T.35S., R.9 EWM, Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin on the West line of the SW1/4SE1/4 of said Section 11, said point being N. 0°07'13" W. a distance of 71.79 feet from the South one-fourth corner of said Section 11; Thence S. 62°56'13" E. 572.55 feet; thence on the arc of a 130-foot radius curve to the right 24.17 feet; thence S. 52°17'05" E. 440.74 feet; thence on the arc of a 130-foot radius curve to the right 33.42 feet; thence S. 37°33'14" E. 141.09 feet; thence on the arc of a 130-foot radius curve to the right 71.41 feet; thence 06°04'53" E. 158.13 feet; thence on the arc of a 70-foot radius curve to the left 78.84 feet; thence S. 71°26'17" E. 279.26 feet; thence S. 72°03'37" E. 210.79 feet; thence on the arc of a 130-foot radius curve to the right 129.94 feet; thence S. 14°47'22" E. 269.56 feet; thence S. 30° E. to the intersection with the thread or centerline of Sprague River; thence Northwesterly along the thread of the Sprague River to its intersection with the West line of the SW1/4 SE1/4 of said Section 11, thence S. 0°07'13" E. along said West line to the point of beginning. APN: R253718 MapTaxLot: R-3509-014A0-05500-000

Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 JUNE 3, 2020 before me, MARLIKA GOREE-NOTARY PUBLIC
(Here insert name and title of the officer)

personally appeared MICHAEL KINCADE,
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.


Notary Public Signature (Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

SPECIAL WARRANTY DEED
(Title or description of attached document)

PARCEL # 253718
(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

- _____
(Title)
☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- 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 acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.