

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. 284070  
NOTE: Deed prepared by Grantor below.  
NAME: Dane Kincade  
ADDRESS: 4720 Loch Lomond Dr  
CITY/ST/ZIP: Carmichael, CA 95608

WHEN RECORDED MAIL TO (GRANTEE):  
MAIL TAX STATEMENTS TO (GRANTEE):  
NAME: Nadine Farkash  
ADDRESS: 370 El Rio Ct Apt E  
CITY/ST/ZIP: Ukiah, CA 95482

2021-014735  
Klamath County, Oregon



00288229202100147350030030

09/29/2021 11:34:38 AM

Fee: \$92.00

## SPECIAL WARRANTY DEED

*SALE PRICE*  
*\$5200*

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, the Grantor (Seller) whose name(s) is/are.

Dane Kincade

Does convey and specially warrants to:

Nadine Farkash

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

Klamath County, Oregon

"SEE ATTACHED LEGAL DESCRIPTION"

APN# 284070 MAPTAXLOT# R-3511-015B0-05800-000

Witness Whereof, my hand has been set on

09/21/21

, 2021

*Dane Kincade*  
Signature in line above

\_\_\_\_\_  
Signature on line above

*Dane Kincade*  
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)

*Am*

*\*Please see attached  
CA Notary document*

## LEGAL DESCRIPTION;

#284070

A Portion of Lot 55, Block 6, Oregon Pines, according to the official plat thereof on the file in the office of the County Clerk of Klamath County, Oregon, being more particular described as follows: beginning at the SW corner of lot 9 of said block 6; thence  $N41^{\circ} 34' 47''$  W, 588.40 feet to a line running from the

east quarter corner of section 16 to the NW corner of lot 12; thence  $N50^{\circ} 14' 29''$  east, along said line, 643.60 feet; to the northwest corner of lot 12; thence  $S 09^{\circ} 14' 29''$  west, along the westerly line of lot 12, 394.08 feet to the northwest corner of lot 11, thence south  $14^{\circ} 20' 43''$  east, along the westerly line of lot 11, 314.82 feet to the northwest corner of lot 9, thence  $S 45^{\circ} 42' 51''$  west, along the northwesterly line of lot 9, 183.94 feet to the point of beginning. subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

# 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 September 21<sup>st</sup> 2020 before me, Alexandra R. Mitchell, Notary Public,  
(Here insert name and title of the officer)

personally appeared Dane Kincaid  
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.

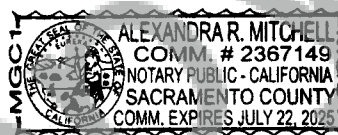
I certify under PENALTY OF PERJURY under the laws of the State of California that  
the foregoing paragraph is true and correct.

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)

(Title or description of attached document continued)

Number of Pages 2 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.