

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. R234044
NOTE: Deed prepared by Grantor below.
NAME: Jeffrey Mathews
ADDRESS: P.O. Box 70
CITY/ST/ZIP: Winnett, MT 59087

WHEN RECORDED MAIL TO (GRANTEE):
MAIL TAX STATEMENTS TO (GRANTEE):
NAME: Micahel Kincade
ADDRESS: 4720 Loch Lomond DR
CITY/ST/ZIP: Carmichael, CA 95608

2022-000191

Klamath County, Oregon



00293531202200001910020027

01/06/2022 11:04:53 AM

Fee: \$87.00

SPECIAL WARRANTY DEED

SALE PRICE
\$1,000,000.00

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

Jeffrey S. Mathews, A MARRIED MAN WITH HIS SOLE AND SEPARATE PROPERTY.
Does convey and specially warrants to:

Michael Kincade Trustee of the Michael Kincade Revocable TRUST OF 2014.

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

Klamath County, Oregon

See Attached Exhibit "A" Made A Part Hereof By Reference

Witness Whereof, my hand has been set on Dec 15, 2021

Signature in line above

Signature on line above

Print on line above

Print on line above

State of Montana, County of Fergus
Subscribed and sworn to (or affirmed) before me on this
15th day of December, 2021 by
Jeffrey Mathews only
proved to me on the basis of satisfactory evidence to be
the person(s) who appeared before me.
Signature Tyra Knerr (seal)

Buyer agrees to pay all past taxes and or levies

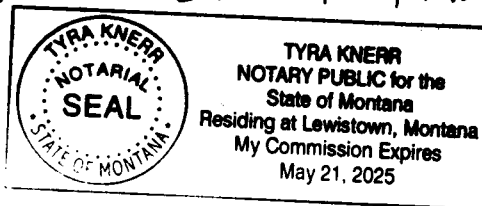


EXHIBIT 'A'

Lot 19 of Block 38 in Tract 1184-Oregon Shores- Unit 2- 1st Addition as shown on the Map filed on November 8, 1978 in Volume 21, Page 29 of Maps in the office of the County Recorder of said County.

AKA: 3507 017BB 04500 000

EXCEPTING AND RESERVING: All gas and mineral rights, if any, currently held by Grantor.