

**2025-006359**

**Klamath County, Oregon**

07/22/2025 01:33:01 PM

Fee: \$92.00



After recording return to:  
Matthew Fairfield  
20546 Hwy 39  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Matthew Fairfield  
20546 Hwy 39  
Klamath Falls, OR 97603

File No.: 7161-4286965 (SA)  
Date: July 03, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

#### **STATUTORY WARRANTY DEED**

**Michael Kincade, Trustee of the Michael Kincade Revocable Trust of 2014**, Grantor,  
conveys and warrants to **Matthew Fairfield**, Grantee, the following described real property  
free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as  
follows:

**A portion of government Lot 2, Section 3, Township 41 South, Range 10 East of the  
Willamette Meridian, described as follows:**

**That portion North of the center line of the USBR "D" canal and Westerly of the right  
of way line of the Klamath Falls Merrill Highway 39.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may  
appear in the public record, including those shown on any recorded plat or survey.
2. The **2025-2026** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$25,000.00**. (Here comply with requirements of  
ORS 93.030)

APN: 100919

Statutory Warranty Deed  
- continued

File No.: 7161-4286965 (SA)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

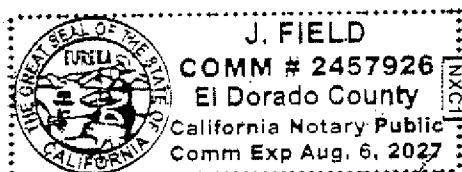
Dated this 16<sup>th</sup> day of July, 2025.

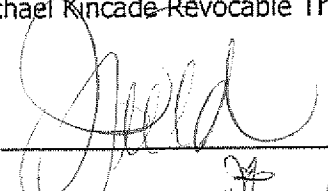
Michael Kincade, Trustee of the Michael  
Kincade Revocable Trust of 2014

  
Michael Kincade, Trustee

STATE OF California )  
County of El Dorado ) ss.

This instrument was acknowledged before me on this 16<sup>th</sup> day of July, 2025 by Michael Kincade as Trustee of the Michael Kincade Revocable Trust of 2014, on behalf of the Trust.



  
Notary Public for ~~Oregon~~ California  
My commission expires: 8/6/2027  
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