

14-74
49115

SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Sidney A. Newbold and Pamela A. Newbold, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Gordon L. Goeas, Single Man, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

$\frac{1}{2}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 13, T35, R 12E O W.M., consisting of approximately five (5) acres.

Subject to: Rights of the public in and to any portion of said premises lying within the limits of public roads or highways; Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; All contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage and/or reclamation of said lands; and all rights of way for roads, ditches, canals and conduits if any there may be; and Right of Way Easements.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4,500.00. (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this May 9 day of MAY 09 1985, 1985; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Honolulu, ss.
May 9, 1985

X Sidney A. Newbold
Sidney A. Newbold
X Pamela A. Newbold
Pamela A. Newbold
STATE OF OREGON, County of _____, ss.
_____, 19____.

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Personally appeared the above named Sidney A. Newbold & Pamela A. Newbold and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Robert R. Clinton
Notary Public for Oregon
My commission expires _____

Sidney A. and Pamela A. Newbold
Pacific Tower, Suite 938
Honolulu, HI 96813

Gordon L. Goeas
434 Waiupe Circle
Honolulu, HI 96821

LAND HERITAGE CORP.

PACIFIC TOWER, SUITE 938
1001 BISHOP STREET

HONOLULU, HAWAII 96813

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath, ss.

I certify that the within instrument was received for record on the 24th day of May, 1985, at 2:14 o'clock P.M., and recorded in book N85 on page 7762 or as file/reel number 49115, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Patricia M. Smith Deputy

Fee: \$5.00

OK 5.00

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