

## LAND COURT SYSTEM

## REGULAR SYSTEM

Return by Mail ( ☒ ) Pickup ( ☐ ) To: Duane M. Toyofuku  
711 Kapiolani Blvd. #1050  
Honolulu, Hi. 96813

Oregon

WARRANTY DEED

THIS DEED, made this 6 day of APRIL, 19 93,  
by WILLIAM FORWOOD, unmarried, hereinafter called the "Grantor", and  
WILLIAM FORWOOD, TRUSTEE for the WILLIAM FORWOOD REVOCABLE TRUST  
AGREEMENT, dated the 6 day of APRIL, 19 93, made by  
William Forwood as Grantor, with the powers as Trustee to sell, buy,  
assign, lease, mortgage or further encumber or further transact any  
and all of the affairs whatsoever regarding the said real property  
being conveyed, whose residence and post office address is 1070  
Aalapapa Drive, Kailua, Hawaii, 96734, hereinafter called the  
"Grantee",

W I T N E S S E T H:

That in consideration of the sum of TEN DOLLARS (\$10.00)  
and other valuable consideration paid by the Grantee, the receipt of  
which is hereby acknowledged, the Grantor does hereby grant, bargain,  
sell and convey unto the Grantee as Tenant in Severalty, its  
successors and assigns, fee simple:

All of that certain parcel of land  
described more fully in Exhibit "A", attached  
hereto and made a part hereof.

And the reversions, remainders, rents, issues and profits thereof and all of the estate, right, title and interest of the Grantor, both at law and in equity, therein and thereto;

TO HAVE AND TO HOLD the same, together with all buildings, improvements, rights, easements, privileges and appurtenances thereon and thereto belonging or appertaining or held and enjoyed therewith, unto the Grantee according to the tenancy herein set forth, forever.


AND, in consideration of the premises, the Grantor does hereby covenant with the Grantee that the Grantor is seized of the property herein described in fee simple; that said property is free and clear of and from all liens and encumbrances, except for the lien of real property taxes not yet by law required to be paid, and except as may herein specifically be set forth; that the Grantor has good right to sell and convey said property, as aforesaid; and, that the Grantor will WARRANT AND DEFEND the same unto the Grantees against the lawful claims and demands of all persons, except as aforesaid.

The rights and obligations of the Grantor and the Grantee shall be binding upon and inure to the benefit of their respective estates, heirs, personal representatives, successors, successor in trust and assigns. All obligations undertaken by two or more persons shall be deemed to be joint and several unless a contrary intention shall be clearly expressed elsewhere herein.

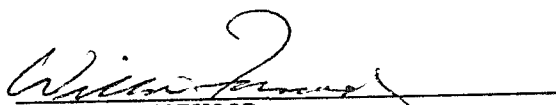
The conveyance herein set forth and the warranties of the Grantor concerning the same are expressly declared to be in favor of the Grantee, his heirs, personal representatives, and assigns.

The terms "Grantor" and "Grantee", as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine or feminine, the singular or plural number, individuals or corporation and their and each of their respective successors, heirs, personal representatives and assigns, according to the context thereof. If these presents shall be signed by two or more Grantors or by two or more Grantees, all covenants of such parties shall for all purposes be joint and several.

IN WITNESS WHEREOF, the Grantor and Grantee have executed these presents on the day and year first above written.

  
WILLIAM FORWOOD

"Grantor"

  
WILLIAM FORWOOD  
TRUSTEE

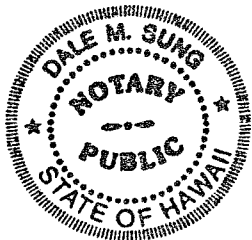
"Grantee"

STATE OF HAWAII

CITY AND COUNTY OF HONOLULU

)  
) SS.  
)

On this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me personally appeared WILLIAM FORWOOD, as individual and as trustee, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.



  
Notary Public, State of Hawaii

My commission expires: 12/19/16

## EXHIBIT "A"

20405

Property situated in the County of Klamath, State of Oregon, described as follows:

Block 23, Lot(s) 1 and 2 in Mt. Scott Meadows Subdivision, Tract No. 1027, in the County of Klamath, State of Oregon, as per map recorded in the office of the County Recorder of said County, excepting oil, gas and other mineral and hydrocarbon substances beneath the surface thereof. Said conveyance shall be made subject to all conditions, covenants, restrictions, reservations, easements, rights and rights of way of record or appearing in the recorded map of said tract and specifically the covenants, conditions and restrictions set forth in that certain Declaration of Restrictions recorded in the Official Records of Klamath County, all of which are incorporated herein by reference with the same effect as though said Declaration were fully set forth herein.

Being the same premises conveyed to the Grantor by Warranty Deed dated March 1, 1991, recorded in Vol. M91, Page 7954.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Duane M. Toyofuku the 17th day of Aug. A.D., 19 93 at 10:26 o'clock AM., and duly recorded in Vol. M93, of Deeds on Page 20402.

FEE \$45.00

Evelyn Biehn - County Clerk

By *[Signature]*