

88648

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RECORDATION REQUESTED BY:

LAW OFFICES OF BRADLEY A. COATES

AFTER RECORDATION, RETURN TO:

LAW OFFICES OF BRADLEY A. COATES
Suite 1400 Pioneer Plaza
900 Fort Street Mall
Honolulu, Hawaii 96813

RETURN BY: MAIL () PICKUP ()

WARRANTY DEED

THIS DEED, made this 3rd day of May, 1988, by and between DENNIS JIRO KAWAHARA, unmarried, whose residence and post office address is 94-353 Kaukalia Street, Mililani, Hawaii 96789, and PHYLLIS TERU KAWAHARA, unmarried, whose residence and post office address is 2130 #B Kanealii Avenue, Honolulu, Hawaii 96813, hereinafter called the "Grantor", and PHYLLIS TERU KAWAHARA, unmarried, whose residence and post office address is 2130 #B Kanealii Avenue, Honolulu, Hawaii 96813, 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, her heirs, devisees, personal representatives and assigns, in fee simple:

"All of those certain parcels of land more particularly described in Exhibit "A" attached hereto and made a part hereof, subject to the encumbrances noted therein."

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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 Grantee 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, 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, and the Grantee's 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 corporations 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.

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

Dennis Jiro Kawahara
DENNIS JIRO KAWAHARA

Phyllis Teru Kawahara
PHYLLIS TERU KAWAHARA

Phyllis Teru Kawahara
PHYLLIS TERU KAWAHARA

(RE) "Grantor"

"Grantee"

STATE OF HAWAII

CITY AND COUNTY OF HONOLULU

) SS.

On this 3rd day of May, 1988, before me personally appeared DENNIS JIRO KAWAHARA, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed same as his free act and deed.

Kathryn E. Turobo
Notary Public, State of Hawaii

My commission expires: 2/2/90

STATE OF HAWAII

CITY AND COUNTY OF HONOLULU

) SS.

On this 6th day of May, 1988, before me personally appeared PHYLLIS TERU KAWAHARA, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed same as her free act and deed.

Renate E. Turobo
Notary Public, State of Hawaii

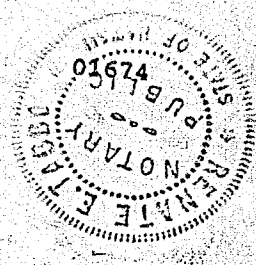
My commission expires: 12/29/90

EXHIBIT "A"

All of that certain property situate in the State of Oregon, County of Klamath more particularly described as follows:

Lot 3, Block 2, LATAKOMIE SHORES, in the County of Klamath, State of Oregon.

SUBJECT, HOWEVER, to the following:

1. Any and all liens, encumbrances, easements and/or assessments of record.

NOTE: The divorce of DENNIS JIRO KAWAHARA and PHYLLIS TERU KAWAHARA, was filed in the Family Court of the First Circuit, State of Hawaii, on December 14, 1987.

END OF EXHIBIT "A"

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Law Office of Bradley A Coates the 27 day
of June A.D., 19 88 at 4:31 o'clock P. M., and duly recorded in Vol. M88,
of Deeds on Page 10037.

FEE \$28.50

Evelyn Biehn County Clerk

By Pauline Musselwhite