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4752

TRUSTEE'S LIMITED SIX CHEE WARRANTY DEED

Vol. M89 Page 16548

AMERICAN TRUST CO. OF HAWAII, INC., Trustee

KNOW ALL MEN BY THESE PRESENTS, That for Lyona, Hagerman & Brandt, Attorneys At Law, Law Corp., Profit Sharing Plan, for the benefit of George W. Brandt, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DEBBIE SIK CHEE LEE, wife of Pius Lee, whose residence address is 400 Clarkview Drive, Duarte, CA 91010 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:

Lot 1 Block 4; Lot 13 Block 2; Lot 6 Block 4 and Lot 13 Block 1 of Latakomic Shores Subdivision according to the duly recorded plat thereof on file in the official records of the Klamath County Recorder.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, as Trustee and has good right to sell and convey the same; that the property is free and clear of encumbrances made or suffered by grantor, as Trustee, or anyone claiming through or under grantor.

(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 \$ 10.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (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 AUG 07 1989, 19; 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.

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.

STATE OF OREGON,)
County of) ss.
19

Personally appeared the above named

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

STATE OF OREGON,)
County of) ss.
AUG 07 1989, 19

Personally appeared Gary G. Maeshiro and

GARY G. MAESHIRO who, being duly sworn, each for himself and not one for the other, did say that the former is the Assistant Vice President and that the latter is the VICE PRESIDENT of AMERICAN TRUST CO. OF HAWAII, INC.

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.

Before me:

Notary Public for Oregon Hawaii

My commission expires: FEBRUARY 9, 1990

American Trust Co. of Hawaii, Inc.
12th Floor, Davies Pacific Center
Honolulu, Hawaii 96813

GRANTOR'S NAME AND ADDRESS

Mrs. Debbie Sik Chee Lee
400 Clarkview Drive
Duarte, CA 91010

GRANTEE'S NAME AND ADDRESS

After recording return to:
American Trust Co. of Hawaii, Inc.
12th Floor, Davies Pacific Center
Honolulu, Hawaii 96813

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Mrs. Debbie Sik Chee Lee
400 Clarkview Drive
Duarte, CA 91010

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 1st day of Sept., 1989, at 3:26 o'clock P.M., and recorded in book/reel/volume No. M89 on page 16548 or as fee/tile/instrument/microfilm/reception No. 4752, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Danielle M. M... Deputy