

LAND COURT SYSTEM

REGULAR SYSTEM

Return by Mail () Pickup () To: DUANE M. TOYOFUKU
Attorney At Law
1088 Bishop Street, #608
Honolulu, Hawaii 96813
Phone: 528-4222

WARRANTY DEED

THIS DEED, made this 3rd day of May, 1990,
by KENJI KOJIMA, husband of June Fumiye Kojima, hereinafter called
the "Grantor", and KENJI KOJIMA, TRUSTEE for the KENJI KOJIMA
REVOCABLE TRUST AGREEMENT, dated the 3rd day of May,
1990, made by Kenji Kojima as Grantor, and JUNE FUMIYE KOJIMA,
TRUSTEE for the JUNE FUMIYE KOJIMA REVOCABLE TRUST AGREEMENT, dated
the 3rd day of May, 1990, made by June Fumiye Kojima,
as Grantor, both with the powers as Trustees 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, both of whose residence and post office address is 94-379
Kahuanani Street, Waipahu, Hawaii 96797, 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 Tenants in Common, each as to an
undivided one-half interest, their respective heirs, devisees,
personal representatives, successors and assigns, in fee simple:

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

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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 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

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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.

Kenji Kojima
KENJI KOJIMA

"Grantor"

Kenji Kojima
KENJI KOJIMA
TRUSTEE

June Fumiye Kojima
JUNE FUMIYE KOJIMA
TRUSTEE

"Grantee"

STATE OF HAWAII

CITY AND COUNTY OF HONOLULU)

) SS.

On this 3rd day of May, 19 90, before me personally appeared KENJI KOJIMA, as an 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.

Cheryl N. Toyofuku
Notary Public, State of Hawaii

My commission expires: 10-18-93

STATE OF HAWAII)
) SS.
CITY AND COUNTY OF HONOLULU)

On this 3rd day of May, 1990, before me personally appeared JUNE FUMIYE KOJIMA, trustee, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Cheryl N. Toyofuku
Notary Public, State of Hawaii
My Commission expires: 10-18-93

EXHIBIT "A"

All of the following described real property situate in the County of Klamath in the State of Oregon, to wit:

Lot 20 of Block 48 in Tract 1184-Oregon Shores- Unit 2-1st Addition as shown on the Map filed on November 8, 1978 in Volume 21, Page 29 of Maps in the office of the County Recorder of said County.

Subject to:

1. Covenants, Conditions, Reservations, Easements, Restrictions, Rights, Rights of Way, and all Matters Appearing of Record.

Together with all and singular the tenements, hereditaments, appurtenances, rights, privileges and easements belonging or in anywise appertaining to any and all of the real property hereinabove described and defined and the reversion, reversions, remainder and remainders, rents, issues, profits and revenue thereof.

Being the same premises conveyed to Grantor by Bargain and Sale Deed dated February 13, 1979, recorded in Vol. M79 of Deeds Page 5159.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Duane M. Toyofuku the 27th day
of July A.D., 19 90 at 12:25 o'clock PM., and duly recorded in Vol. M90,
of Deeds on Page 15034.

FEE \$48.00

Evelyn Biehn County Clerk

By

Pauline Miller