

22309

KNOW ALL MEN BY THESE PRESENTS, That Richard T. Dudy and Jeanne S. Dudy, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by common Vincent K. Nihipali, Sr. and Charles K. Nihipali, Sr., as tenants in /, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

"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."

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 and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land as of the date of this deed

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 77,500.00

~~However, the actual consideration consists of or includes the property of value given or promised by the grantee/ part of the consideration (the actual value). (The sentence between the symbols // is not applicable, should be deleted. See ORS 93.036)~~

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 2nd day of November, 19 90; 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.

STATE OF OREGON,)
County of Klamath ss.
November 2, 19 90
Personally appeared the above named _____
Richard T. Dudy and
Jeanne S. Dudy

Richard T. Dudy
Richard T. Dudy
Jeanne S. Dudy
Jeanne S. Dudy

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

Before me: Kristi L. Redd
Notary Public for Oregon
My Commission expires: 11/16/91

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, _____ president, and by _____ secretary of _____ a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____
My commission expires: _____ (SEAL)

Richard T. Dudy & Jeanne S. Dudy
3511 Evergreen
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS
Vincent K. Nihipali, Sr. & Charles K. Nihipali, Sr.
94-260 Pupule Street
Waipahu, HI 96797
GRANTEE'S NAME AND ADDRESS
After recording return to:
SAME AS GRANTEE
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
SAME AS GRANTEE
NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.
County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Recording Officer
By _____ Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

EXHIBIT "A"
LEGAL DESCRIPTION

22282

PARCEL 1:

A portion of Lots 10 and 11, Block 6, CANAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southeasterly line of Lot 10, Block 6, CANAL ADDITION to the City of Klamath Falls, which lies Northeastly along the Southeasterly line of said Block 6 a distance of 71.2 feet from the Southwest corner of said Block 6 and running thence in a Northeastly direction along the Southeasterly line of Lots 10 and 11 of said Block 6 a distance of 30 feet to an iron pin in the Southeasterly line of the above mentioned Lot 11; thence in a Northwestly direction a distance of 95.75 feet to an iron pin on the Northerly line of Lot 11, which is 129.6 feet Easterly along the thence Southwestly along the Northwestly line of Lots 10 and 11, Block 6 a distance of 30 feet to a point on the Northwestly line of Lot 10, Block 6; thence in a Southeasterly direction a distance of 94.67 feet, more or less, to the point of beginning.

Tax Account No: 3809 032RA 04000

PARCEL 2:

Lots 8 and 9, and a portion of Lot 10 in Block 6 of CANAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Southerly corner of said Lot 8, thence Easterly along the Southerly line of Lots 8, 9 and 10, a distance of 71.2 feet to the Southwest corner of that certain parcel of land conveyed by Martha A. Barron to Carl Michelson, et ux, by deed recorded on page 417 of Volume 178 of Deed Records of Klamath County, Oregon, thence in a Northwestly direction, along the Westerly line of said parcel, a distance of 94.67 feet, more or less, to a point on the Northwestly line of said Lot 10, which is distant 99.8 feet Easterly along the Northerly line of Lots 8, 9 and 10 from the most Westerly corner of Lot 8; thence Westerly along the said Northerly line, 99.8 feet to the most Westerly corner of Lot 8, thence Southerly along the Westerly line of said Lot 8, 95.02 feet to the point of beginning.

Tax Account No: 3809 032RA 4100

SUBJECT TO:

1. Real Estate Contract, subject to the terms and provisions thereof, dated March 22, 1977 and recorded March 24, 1977 in volume M77, page 4954, Microfilm Records of Klamath County, Oregon, between Edwin L. Kurth and Merline A. Kurth, husband and wife, as Vendors and Richard T. Dudy and Jeanne S. Dudy, husband and wife, as Vendees.
2. Trust Deed, subject to the terms and provisions thereof, dated March 24, 1982, recorded March 25, 1982, in Volume M82, page 3701, Microfilm Records of Klamath County, Oregon, between Richard T. Dudy and Jeanne S. Dudy, husband and wife, as Grantors, Transamerica Title Insurance Co., who subsequently assigned their interests to Klamath County Title Company, as Trustee, and Raymond G. Budden and Rose Ellen Budden, husband and wife, as Beneficiary.
- * 3. Trust Deed, subject to the terms and provisions thereof, dated April 9, 1987, recorded April 17, 1987 in Volume M87, page 6558, Microfilm Records of Klamath county, Oregon, and rerecorded May 6, 1987 in Volume M87, page 7759, Microfilm Records of Klamath County, Oregon, between Richard T. Dudy and Jeanne S. Dudy, husband and wife, as Grantors, Klamath County Title Company, as Trustee, and Jackson County Federal Savings and Loan Association, as Beneficiary.

The Grantees herein DO NOT agree to assume nor pay any of the above described encumbrances and the Grantors herein hereby agree to hold the Grantees harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

FEE	\$38.00
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By Pauline M. Milne