

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 4th day of May, 1990,
 by RICHARD TARO SHIMOMURA and THELMA TAMAE SHIMOMURA, husband and
 wife, hereinafter called the "Grantor", and RICHARD TARO SHIMOMURA,
 TRUSTEE for the RICHARD TARO SHIMOMURA REVOCABLE TRUST AGREEMENT,
 dated the 4th day of May, 1990, made by Richard Taro
 Shimomura as Grantor, and THELMA TAMAE SHIMOMURA, TRUSTEE for the
 THELMA TAMAE SHIMOMURA REVOCABLE TRUST AGREEMENT, dated the 4th day
 of May, 1990, made by Thelma Tamae Shimomura, 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 2015
 Hoo Hai Street, Pearl City, Hawaii 96782, 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:

91 FEB 19 PM 12 47

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.

Richard Tarō Shimomura
RICHARD TARO SHIMOMURA

Thelma Tamae Shimomura
THELMA TAMAE SHIMOMURA

"Grantor"

Richard Tarō Shimomura
RICHARD TARO SHIMOMURA
TRUSTEE

Thelma Tamae Shimomura
THELMA TAMAE SHIMOMURA
TRUSTEE

"Grantee"

STATE OF HAWAII

CITY AND COUNTY OF HONOLULU)

) ss.

2957

On this 4th day of May, 19 90, before me personally appeared RICHARD TARO SHIMOMURA and THELMA TAMAE SHIMOMURA, as individuals and as trustees, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Cheryl N. Hoyerfink
Notary Public, State of Hawaii

My commission expires: 10-18-93

EXHIBIT "A"

ALL of the real property located in the County of Klamath, State of Oregon, described as follows: Lot(s), Block(s), Lot 4 Block 15 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Duane M. Toyofuku the 19th day
of Feb. A.D., 19 91 at 12:47 o'clock P M., and duly recorded in Vol. M91,
of Deeds on Page 2954.

Evelyn Biehn - County Clerk

By Pauline Muelenders

FEE \$48.00