

ASPEN 37586

Vol. m91 Page 23930

OA

37426

WARRANTY DEED—TENANTS BY ENTIRETY

Rainbow Realty, Inc.

KNOW ALL MEN BY THESE PRESENTS, That
A Hawaii Corporation

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by
Shigeru Kuramata and Stephanie A. Kuramata, husband and wife, hereinafter called the grantees, does
hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their
assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-
pertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 9, Block 3 In Pine Ridge Estates, Unit 1,
Klamath County, State of Oregon, E1/2 of Section 27,
T 34S, R7EWM.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the en-
tirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor
is lawfully seized in fee simple of the above granted premises, free from all encumbrances.

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 \$ 15,000.00
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.)
part of the consideration

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 31 day of July, 1991;
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 DOES NOT GUARANTEE THAT ANY
PARTICULAR USE MAY BE MADE OF THE PROPERTY
DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD
CHECK WITH THE APPROPRIATE CITY OR COUNTY
PLANNING DEPARTMENT TO VERIFY APPROVED USES.

HAWAII
STATE OF OREGON
County of Honolulu } ss.
19

Personally appeared the above named
Robert R. Cloutier and
Wan Ching Cloutier

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires

X Robert R. Cloutier
Robert R. Cloutier
X Wan Ching Cloutier
Wan Ching Cloutier Honolulu) ss.
STATE OF OREGON, County of Klamath
Sept. 19, 1991
Personally appeared Robert R. Cloutier and
and Wan Ching Cloutier who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of

Rainbow Realty, Inc., a corporation,
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 by
half 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:
Cynthia C. Kane
Notary Public for Oregon
My commission expires: May 30, 1993

Rainbow Realty, Inc.
Pac. Twr, Ste. 938, 1001 Bishop St.
Honolulu, HI 96813

GRANTOR'S NAME AND ADDRESS
Shigeru Kuramata and Stephanie A. Kuramata
2336 Main Street
Wailuku, HI 96793

GRANTEE'S NAME AND ADDRESS
After recording return to:
Grantor

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

Grantee
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.
County of Klamath
I certify that the within instru-
ment was received for record on the
15th day of Nov., 1991,
at 10:45 o'clock A.M., and recorded
in book/reel/volume No. M91 on
page 23930 or as fee/file/instru-
ment/microfilm/reception No. 37426,
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk.
NAME TITLE
By David M. Mullins, Deputy

Fee \$28.00

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully seized in fee simple of said described real property and has a valid, unencumbered title thereto

and that he will warrant and forever defend the same against all persons whomsoever.

The grantor warrants that the proceeds of the loan represented by the above described Note and this trust deed are:

(b) for an organization, or (even if grantor is a natural person) are for business or other purposes.

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract secured hereby, whether, or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plural.

WITNESSETH that grantor has hereunto set his hand this day and year first above written.

IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written.

* **IMPORTANT NOTICE:** Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and the beneficiary is a creditor as such word is defined in the Truth-in-Lending Act and Regulation Z, the beneficiary **MUST** comply with the Act and Regulation by making required disclosures; for this purpose use Stevens-Ness Form No. 1319, or equivalent. If compliance with the Act is not required, disregard this notice.

Timothy J. Ramel
Christine M. Monroe

SANDRA HAND ST.
NOTARY PUBLIC
STATE OF OHIO

STATE OF OREGON, County of Klamath) ss. 11/1, 1991.

This instrument was acknowledged before me on _____
Timothy J. Ramel and Christine M. Monroe

Timothy J. Ramel and Cheryl A. Ramel
This instrument was acknowledged before me on _____

Sandra Sander
My commission expires 7/13/83

Notary Public for Oregon

My commission expires

REQUEST FOR FULL RECONVEYANCE

To be used only when obligations have been paid.

TO: _____, Trustee

TO: _____, Trustee

The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of said trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you herewith together with said trust deed) and to reconvey, without warranty, to the parties designated by the terms of said trust deed the estate now held by you under the same. Mail reconveyance and documents to _____

DATED:

Beneficiary

Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made.

TRUST DEED

(FORM No. 861)

(FORM No. 861)

STEVENS-NESS LAW PUB. CO., PORTLAND, ME.
TOP BLOCK S. LEVEL 1A

Grantor

Beneficiary

AFTER RECORDING RETURN TO
M & E Enterprises of Galt
219 Market St
Galt, CA 95632

~~Fee \$13.00~~

STATE OF OREGON,
County of Klamath } ss.
_____ within instrument

County of Klamath
I certify that the within instrument
was received for record on the 15th day
of Nov., 1991,
at 10:45 o'clock A. M., and recorded
in book/reel/volume No. M91 on
page 23928 or as fee/file/instru-
ment No. 1337425

Record of Mortgages of said County.
Witness my hand and seal of
County affixed.

County Clerk
Evelyn Biehn, County Clerk
NAME TITLE
By *Charles M. Neukirch* Deputy