

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CHARLES K. NIHIPALI, SR., VINCENT K. NIHIPALI, SR., hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARK C. GROVES and TERRIE D. GROVES, husband and wife, 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 EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: Trust Deed recorded January 9, 1991 in Volume M91, page 533, Microfilm Records of Klamath County, Oregon in favor of William B. Jacobs and Jacqueline L. Jacobs, as Beneficiary which the above named Grantees do not agree to assume nor pay and the Grantors agree to hold the Grantees harmless therefrom.

## MOUNTAIN TITLE COMPANY

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. AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

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 those of record and those apparent upon the land, if any, as 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 \$39,000.00

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 1st day of June, 1994, 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, HAWAII )  
County of ) ss.  
19

HO'OPILI PROPERTIES  
Charles K. Nihipali, Sr. Vincent K. Nihipali, Sr.

Personally appeared the above named

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

Before me:

Notary Public for Oregon Hawaii  
My commission expires:

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)

HO'OPILI PROPERTIES	
91-444 KONOHAHA ST., BLD A-UNIT F	
KAPOLEI, HI 96707	
GRANTOR'S NAME AND ADDRESS	
MARK C. GROVES and TERRIE D. GROVES	
BOX 86	
BONANZA, OR 97623	
GRANTEE'S NAME AND ADDRESS	
MARK C. GROVES and TERRIE D. GROVES	
BOX 86	
BONANZA, OR 97623	
NAME, ADDRESS ZIP	
MARK C. GROVES and TERRIE D. GROVES	
BOX 86	
BONANZA, OR 97623	
NAME, ADDRESS ZIP	

SPACE RESERVED  
FOR  
RECORDERS USE

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.  
By Recording Officer Deputy

17491

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF HAWAII )  
City & County of Honolulu ) ss.

On this 1st day of June, 19 94, before me personally appeared  
----- Charles K. Nihipali, Sr. -----

to me known to be the person (s) described in and who executed the foregoing instrument, and acknowledged  
that he executed the same as his free act and deed.

*Donna A. Toffy*  
Notary Public, First Judicial Circuit, State of Hawaii

My commission expires 11-6-96

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF HAWAII )  
City & County of Honolulu ) ss.

On this 31st day of May, 19 94, before me personally appeared  
----- Vincent K. Nihipali, Sr. -----

to me known to be the person (s) described in and who executed the foregoing instrument, and acknowledged  
that he executed the same as his free act and deed.

*Donna A. Toffy*  
Notary Public, First Judicial Circuit, State of Hawaii

My commission expires 11-6-96

32886-KR

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

The Westerly 25 feet 9 inches of Lot 2, Block 51 of NICHOLS ADDITION and the Southerly 2 feet of the Westerly 25 feet 9 inches of Lot 7, Block 51 NICHOLS 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 intersection of the Westerly line of Lot 4 in Block 51 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, with the Northerly line of closed Canal Street on the Easterly line of Ninth Street; thence running Easterly along the Southerly line of Lot 4 and 3 in said Block 51 a distance of 130 feet for the true point of beginning; thence Northwesterly at right angles to closed Canal Street 122 feet; thence Northeasterly parallel with closed Canal Street a distance of 25' 9"; thence Southeasterly parallel with Ninth Street 122 feet; thence Southwesterly along the Northerly line of closed Canal Street 25' 9" to the point of beginning.

ALSO beginning at a point from the intersection of the Easterly line of Ninth Street with the Northerly line of Closed Canal Street, running Northeasterly along the Southerly line of lots 4 and 3 in Block 51 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, a distance of 130 feet for the true point of beginning; thence Northwesterly at right angles of Closed Canal Street a distance of 120 feet; thence Southwesterly parallel with Closed Canal Street, 10 feet; thence Southeasterly at right angles of Closed Canal Street, 120 feet; thence Northeasterly 10 feet to the place of beginning, being a portion of Lot 3 in Block 51 of NICHOLS ADDITION to the City of Klamath Falls, Oregon.

**PARCEL 2:**

Beginning at a point on the Northerly line of Lot 1, Block 51, NICHOLS ADDITION to the City of Klamath Falls, Oregon 12.88 feet Easterly from the Northerly corner of Lot 2, said Block 51, running thence Westerly 52.12 feet along the Northerly line of Lots 1 and 2; thence Southerly at right angles 120 feet to Washington Street, formerly Canal Street; thence Easterly along the Northerly line of Washington Street 52.12 feet; thence Northerly at right angles with said Washington Street 120 feet, to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 3rd day  
of June A.D. 19 94 at 10:27 o'clock A M., and duly recorded in Vol. M94  
of Needs on Page 17490.

FEE \$49.00

Evelyn Biehn - County Clerk

By Dorlene M. Mendenhall