

82356

1396-7064

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ANDREW P. TUJIOS, as Trustee, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ANDREW P. TUJIOS and LUCY M. W. TUJIOS, Husband and Wife, as Joint Tenants with Rights of Survivorship, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

PINE RIDGE ESTATES, UNIT 1, KLAMATH COUNTY, OREGON  
LOT 7, BLOCK 1

To have and to hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And the grantor does covenant, grant, bargain and agree that at the time of the ensembling and delivery of this deed the grantor is well seized of the premises above conveyed in fee simple, and has good right, full power and authority to grant, bargain, sell and convey same to grantee, and grantor shall warrant and defend against all persons claiming under grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10.00.

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 31st day of May, 1994; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

*Andrew P. Tujios as Trustee*  
ANDREW P. TUJIOS, as Trustee

STATE OF HAWAII, County of Honolulu) ss.

This instrument was acknowledged before me on May 31, 1994, by ANDREW P. TUJIOS, as Trustee.

*Sandra C. Brahan*  
Notary Public for Hawaii  
My Commission Expires: Aug. 12, 1997.

GRANTOR'S NAME AND ADDRESS:  
ANDREW P. TUJIOS, as Trustee  
2010 Pacific Tower  
1001 Bishop Street  
Honolulu, Hawaii 96813

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON )  
County of Klamath )

GRANTEE'S NAME AND ADDRESS:  
ANDREW & LUCY TUJIOS  
411 Wailupe Circle  
Honolulu, Hawaii 96821

I certify that the within instrument was received for record on the 7th day of June, 1994, at 3:46 o'clock P.M., and recorded in book/reel/volume No M94, on page 17857 or as fee / file / instrument / microfilm / reception No 82356, Record of Deeds of said county.

After recording return to:

Witness my hand and seal of County affixed.

GRANTOR

Evelyn Biehn, County Clerk  
NAME TITLE

NAME, ADDRESS, ZIP

By Dorlene Muller Deputy

Until a change is requested all tax statements shall be sent to the following address:

Fee \$30.00

ANDREW TUJIOS  
2010 PACIFIC TOWER, 1001 BISHOP ST.  
HONOLULU, HAWAII 96813  
NAME, ADDRESS, ZIP