

NRC 1306-7498

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ARTHUR H. HAMEISTER, JR. and DOLORES A. HAMEISTER, Husband and Wife as Joint Tenants, hereinafter called grantor, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto ANDREW P. TUJIOS, as Trustee, 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 15, BLOCK 2

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, and cancellation of that certain Agreement of Sale dated July 7, 1990, between Grantor and Rainbow Realty, Inc., which Agreement of Sale was assigned to Grantee, on December 5, 1991, and which cancellation the grantors herein acknowledge was freely and fairly made.

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 grantors have executed this instrument this 4th day of May, 1995; 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.

Arthur H. Hameister, Jr.
ARTHUR H. HAMEISTER, JR.

Dolores A. Hameister
DOLORES A. HAMEISTER

TERRITORY OF GUAM, CITY of Agana ss.

This instrument was acknowledged before me on May 4th, 1995, by ARTHUR H. HAMEISTER, JR. and DOLORES A. HAMEISTER.

Deanna U. Hite
Notary Public for
My Commission Expires: Sept. 13, 1998

GRANTOR'S NAME AND ADDRESS:
ARTHUR H. HAMEISTER, JR. and
DOLORES A. HAMEISTER
P. O. BOX 8963
Tamuning, Guam 96931

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

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON)
County of Klamath)

I certify that the within instrument was received for record on the 12th day of May, 1995, at 10:26 o'clock AM, and recorded in book/reel/volume No M95, on page 12350 or as fee / file / instrument / microfilm / reception No 99904, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk
NAME TITLE

By Annette Mueller Deputy

Fee \$30.00

