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2069

BARGAIN AND SALE DEED

Vol 1795 Page 16723

KNOW ALL MEN BY THESE PRESENTS, That Vincent K. Nihipali, Sr., Trustee under that certain Revocable Trust of Vincent Kalima Nihipali, Sr. \*\*see/..., hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto TRUSTEES OF THE BARBARA J. DOWN LIVING TRUST 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:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

\*\*Grantor continued - dated 11/5/92 and Charles Keanuenue Nihipali, Sr., Trustee, under that certain Revocable Trust of Charles Keanuenue Nihipali, Sr., dated 11/5/92

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ to clear title

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.)

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 16th day of June, 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

THE VINCENT KALIMA NIHIPALI, SR. REVOCABLE TRUST DATED 11/5/92

by: Vincent K. Nihipali, Sr., Trustee

THE CHARLES KEANUENUE NIHIPALI, SR. REVOCABLE TRUST DATED 11/5/92

by: Charles Keanuenue Nihipali, Sr., Trustee

STATE OF OREGON, County of HANOLULU ss.

This instrument was acknowledged before me on 16 JUNE, 1995,

by CHARLES KEANUENUE NIHIPALI, SR.

This instrument was acknowledged before me on May, 1995,

by VINCENT K. NIHIPALI, SR.

as TRUSTEE

of THE VINCENT KALIMA NIHIPALI, SR. REVOCABLE TRUST dated 11/5/92

My commission expires

Notary Public for Oregon  
State of Hawaii

My commission expires: August 28, 1996

The Vincent Kalima Nihipali, Sr. Revocable Trust et al  
91-444 Komohana St. Bldg A Unit F  
Kapolei, HI 96707

Grantor's Name and Address

The Barbara J. Down Living Trust  
2502 White Ave.  
Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to (Name, Address, Zip):

The Barbara J. Down Living Trust  
2502 White Ave.  
Klamath Falls, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

NO CHANGE

SPACE RESERVED  
FOR  
RECORDER'S USE

County of ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

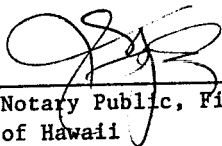
NAME

TITLE

By Deputy

State of Hawaii )  
City and County of Honolulu) ss.

On this 21st day of June, 1995 before me personally appeared Vincent K. Nihipali, Sr. as Trustee of The Vincent K. Nihipali, Sr. Revocable Trust Dated 11/5/92 who acknowledged that he executed the aforementioned instrument as his free act and deed.

  
\_\_\_\_\_  
Notary Public, First Judicial Circuit, State  
of Hawaii

My commission expires: 3-30-97

MTC NO: 35004

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

**PARCEL 1:**

A portion of Lots 10 and 11, Block 6, CANAL 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 a point on the Southeasterly line of Lot 10, Block 6, CANAL ADDITION to the City of Klamath Falls, which lies Northeasterly along the Southeasterly line of said Block 6 a distance of 71.2 feet from the Southwest corner of said Block 6 and running thence in a Northeasterly direction along the Southeasterly line of Lots 10 and 11 of said Block 6 a distance of 30 feet to an iron pin in the Southeasterly line of the above mentioned Lot 11; thence in a Northwesterly direction a distance of 95.75 feet to an iron pin on the Northwesterly line of Lot 11, which is 129.6 feet Easterly along the Northerly line of Lots 8 to 11 from the most Westerly corner of Lot 8; thence Southwesterly along the Northwesterly line of Lots 10 and 11, Block 6 a distance of 30 feet to a point on the Northwesterly line of Lot 10, Block 6; thence in a Southeasterly direction a distance of 94.67 feet, more or less, to the point of beginning.

**PARCEL 2:**

Lots 8 and 9, and a portion of Lot 10 in Block 6 of CANAL 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 most Southerly corner of said Lot 8, thence Easterly along the Southerly line of Lots 8, 9 and 10, a distance of 71.2 feet to the Southwest corner of that certain parcel of land conveyed by Martha A. Barron to Carl Michelson, et ux, by deed recorded on page 417 of Volume 178 of Deed Records of Klamath County, Oregon, thence in a Northwesterly direction, along the Westerly line of said parcel, a distance of 94.67 feet, more or less, to a point on the Northwesterly line of said Lot 10, which is distant 99.8 feet Easterly along the Northerly line of Lots 8, 9 and 10 from the most Westerly corner of Lot 8; thence Westerly along the said Northerly line, 99.8 feet to the most Westerly corner of Lot 8, thence Southerly along the Westerly line of said Lot 8, 95.02 feet to the point of beginning.

STATE OF HAWAII

COUNTY OF

ss.

JAN 15 16<sup>th</sup>, 1995

This instrument was acknowledged before me on this date by  
CHARLES KEANUENUE NIHIPALI, SR. as TRUSTEE of THE CHARLES KEANUENUE NIHIPALI,  
SR. REVOCABLE TRUST dated 11/5/92.

James W. Midreth  
NOTARY PUBLIC FOR HAWAII

My commission expires:

Notary Public, First Judicial Circuit  
State Of Hawaii  
My commission expires August 28, 1996

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 26th day  
of June A.D., 19 95 at 3:47 o'clock P. M., and duly recorded in Vol. M95,  
of Deeds on Page 16723.

FEE \$40.00

By Bernetha G. Letsch, County Clerk  
Annette Mueller