

OK

28565

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. m96 Page 36337

KNOW ALL MEN BY THESE PRESENTS, That

UNION BANK OF CALIFORNIA, N.A.

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ASHLEY A. KOTOMORI, a single man, 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 appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Block 17, Lot 4, in Mt. Scott Meadows Subdivision, Tract No. 1027, in the County of Klamath, State of Oregon, as per map recorded in the Office of the County Recorder of said County, excepting oil, gas and other mineral and hydrocarbon substances beneath the surface thereof. Said conveyance shall be made subject to all conditions, covenants, restrictions, reservations, easements, rights and rights of way of record or appearing in the recorded map of said tract and specifically the covenants, conditions and restrictions set forth in that certain Declaration of Restrictions recorded in the Official Records of Klamath County, all of which are incorporated herein by reference with the same effect as though said Declaration were fully set forth herein.

(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 entirety, 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 \$.

~~The whole consideration for the above described premises is hereby acknowledged to be the full and true consideration for the same, and no other consideration has been paid or given for the same.~~ (The sentence between the symbols ①, 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 10 day of October, 1996, 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 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.

UNION BANK OF CALIFORNIA, N.A.

Kim Cacace Arthur Jenkins
Vice President Vice President

STATE OF OREGON,

County of } ss.
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Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires STATE OF WASHINGTON, County of Pierce) ss.October 10, 1996

Personally appeared Kim Cacace and Gordon Jenkins who, being duly sworn,

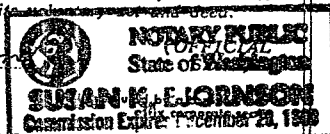
Vice president and that the latter is the secretary of Union

Bank of California, N.A., 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 behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its act and deed.

Before me:

Susan K. Bjornson

Notary Public for Washington

My commission expires: 12-28-98

UNION BANK OF CALIFORNIA, N.A.

C/O WYWOOD AGENCY, INC.

P. O. Box 2236

Tacoma, Washington 98401

GRANTOR'S NAME AND ADDRESS

ASHLEY A. KOTOMORI

98-106 Hekaha St.

Aiea, HI 96701 1890217-04

GRANTEE'S NAME AND ADDRESS

After recording return to:

ASHLEY A. KOTOMORI

98-106 HEKAHA ST.

AIEA, HI 96701

NAME, ADDRESS, ZIP

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

ASHLEY A. KOTOMORI

98-106 Hekaha St.

Aiea, HI 96701

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 19th day of November, 1996, at 11:59 o'clock A.M., and recorded in book/reel/volume No. M96 on page 36337 or as fee/file/instrument/microfilm/reception No. 28565, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk.

NAME

TITLE

Fee: \$30.00

By Kudler Ross Deputy

96 OCT 19 AM 1:59

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