

97 SEP 19 P142

## LAND COURT SYSTEM

## REGULAR SYSTEM

Return by Mail (X) To:

Mail Tax Statements To:

Mr. Duane M. Toyofuku  
98-450 Kam. Hwy  
Pearl City, Hawaii 96782

Mr. Norman Eiji Nagai, Trustee  
1787 Hoowae Street  
Pearl City, Hawaii 96782

Parcel No. R-3507-0180A-02200-000  
Parcel No. R-3507-0180A-06000-000

Klamath Oregon - Two Lots  
Oregon Shores Unit 2  
Lot 13, Block 23, Tract 1113 and  
Lot 2, Block 29, Tract 1113  
Transfer to Norman's Revocable Trust

WARRANTY DEED

THIS DEED, made this \_\_\_\_ day of APR 01 1996, 19\_\_\_\_,  
by NORMAN EIJI NAGAI and SHIRLEY ANN AKIKO NAGAI, husband and wife,  
hereinafter called the "Grantor", and NORMAN EIJI NAGAI, TRUSTEE for  
the NORMAN EIJI NAGAI REVOCABLE TRUST AGREEMENT, dated the \_\_\_\_ day  
of APR 01 1996, 19\_\_\_\_, made by NORMAN EIJI NAGAI as Grantor,

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with the powers as Trustee to sell, buy, assign, lease, mortgage or further encumber or further transact any and all of the affairs whatsoever regarding the said real property being conveyed, whose residence and post office address is 1787 Hoowae Street, Pearl City, Hawaii 96782, hereinafter called the "Grantee",

W I T N E S S E T H:

That in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, as Tenant in Severalty, its successors and assigns, in fee simple:

All of that certain parcel of land described more fully in Exhibit "A", attached hereto and made a part hereof.

And the reversions, remainders, rents, issues and profits thereof and all of the estate, right, title and interest of the Grantor, both at law and in equity, therein and thereto;

TO HAVE AND TO HOLD the same, together with all buildings, improvements, rights, easements, privileges and appurtenances thereon and thereto belonging or appertaining or held and enjoyed therewith, unto the Grantee according to the tenancy herein set forth, forever.

AND, in consideration of the premises, the Grantor does hereby covenant with the Grantee that the Grantor is seized of the property herein described in fee simple; that said property is free and clear of and from all liens and encumbrances, except for the lien of real property taxes not yet by law required to be paid, and except as may herein specifically be set forth; that the Grantor has good

right to sell and convey said property, as aforesaid; and, that the Grantor will WARRANT AND DEFEND the same unto the Grantees against the lawful claims and demands of all persons, except as aforesaid.

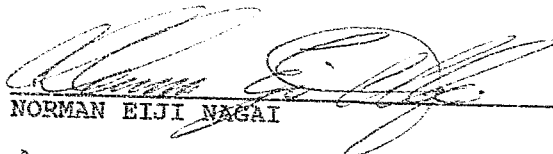
The rights and obligations of the Grantor and the Grantee shall be binding upon and inure to the benefit of their respective estates, heirs, personal representatives, successors, successor in trust and assigns. All obligations undertaken by two or more persons shall be deemed to be joint and several unless a contrary intention shall be clearly expressed elsewhere herein.

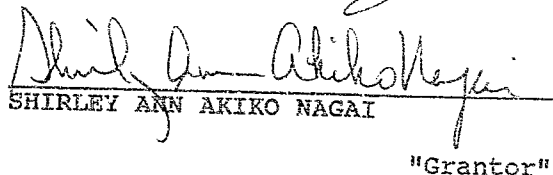
The conveyance herein set forth and the warranties of the Grantor concerning the same are expressly declared to be in favor of the Grantee, his heirs, personal representatives, and assigns.

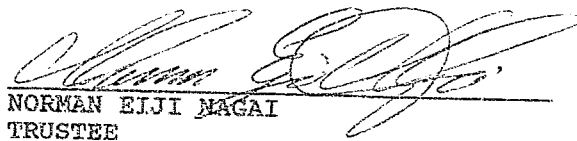
The terms "Grantor" and "Grantee", as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine or feminine, the singular or plural number, individuals or corporation and their and each of their respective successors, heirs, personal representatives and assigns, according to the context thereof. If these presents shall be signed by two or more Grantors or by two or more Grantees, all covenants of such parties shall for all purposes be joint and several.

30747

IN WITNESS WHEREOF, the Grantor and Grantee have executed these presents on the day and year first above written.

  
NORMAN EIJI NAGAI

  
SHIRLEY ANN AKIKO NAGAI  
"Grantor"

  
NORMAN EIJI NAGAI  
TRUSTEE

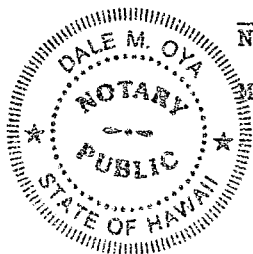
"Grantee"

STATE OF HAWAII

CITY AND COUNTY OF HONOLULU

)  
) SS.  
)

On this \_\_\_\_\_ day of APR 01 1996, 19\_\_\_\_, before me personally appeared NORMAN EIJI NAGAI, as individual and as trustee, and SHIRLEY ANN AKIKO NAGAI, as individual, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.



Dale M. Oya  
Notary Public, State of Hawaii

My commission expires: 12-9-96

EXHIBIT "A"

All of that certain parcels of land situated in the County of Klamath, State of Oregon, described as follows:

LOT 13 in Block 23 of Tract 1113 - Oregon Shores-Unit 2 as shown on the map filed on December 9, 1977 in Volume 21, Page 20 of Maps in the office of the County Recorder of said County. Being the same premises conveyed to the Grantors by Warranty Deed dated January 30, 1990, recorded in Vol M90, Page 4144.

Parcel No. R-3507-0180A-02200-000

LOT 2 in Block 29 of Tract 1113 - Oregon Shores-Unit 2 as shown on the map filed on December 9, 1977, in Volume 21, Page 20 of Maps in the office of the County Recorder of said County. Being the same premises conveyed to the Grantors by Deed dated Oct. 10, 1988, recorded in Vol M88 Page 16969.

Parcel No. R-3507-0180A-06000-000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Duane M. Toyofuku the 19th day  
of Sept. A.D., 19 97 at 1:42 o'clock PM., and duly recorded in Vol. M97  
of Deeds on Page 30744.

FEE \$55.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross