

Return document to:

Ri NG & NIEBLING, LLLC
3604 Waialae Avenue
Honolulu, Hawaii 96816
Telephone: (808) 732-7788

Unless a change is request, all tax statements
shall be sent to the following address:

Robert S. Abbett
333 Maluniu Avenue
Kailua, Hawaii 96734

K:2006-0018b (Klamath)

WARRANTY DEED

THIS INDENTURE, made on MAR - 4 2006, by and between ROBERT S. ABBETT and GWENDOLYN H. I. ABBETT, husband and wife, hereinafter called the "Grantors," and ROBERT S. ABBETT, as Trustee under that certain unrecorded ROBERT S. ABBETT REVOCABLE LIVING TRUST dated MAR - 4 2006, and GWENDOLYN H. I. ABBETT REVOCABLE LIVING TRUST dated MAR - 4 2006, both of whose residence and post office address is 333 Maluniu Avenue, Kailua, Hawaii 96734, hereinafter called the "Grantees,"

WITNESSETH:

THAT the Grantors, in consideration of TEN DOLLARS (\$10.00) and other good consideration to them paid by the Grantees, receipt whereof is hereby acknowledged, do hereby grant, bargain, and convey in equal shares unto the Grantees, their respective successors in trust and assigns, that certain real property described and identified in Exhibit "A" attached hereto and made a part hereof.

Lot 18 in Block 1 of Tract No. 1023 Klamath Country, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: All those items of record and those apparent upon the land, if any.

TO HAVE AND TO HOLD the same, together with the rents, issues and profits thereof, the improvement thereon and the tenements, rights, easements, privileges and appurtenances thereunto belonging or appertaining or held and enjoyed therewith, unto the Grantees, their successors in trust and assigns, forever, but in trust nevertheless for the uses and purposes set forth in said Trust Agreements, as the same now exist or may be amended; PROVIDED, that said Grantees and their successors in trust shall be fully authorized and empowered to execute and deliver any mortgage, lease (without limitations

as to term), deed, grant or other instrument of conveyance or transfer of the property described in Exhibit "A", or any part thereof, and every such instrument of conveyance or transfer executed and delivered by the said Grantees or their successors in trust shall be deemed conclusively to be pursuant to proper authorization, and no person dealing with said Grantees or their successors in trust need inquire into their power or authority to execute and deliver any such instrument of conveyance or transfer.

AND, in consideration of the premises, the Grantors do hereby covenant with the Grantees that the Grantors are 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 be specifically set forth herein; that the Grantors have good right to sell and convey said property, as aforesaid; and, that the Grantors will WARRANT AND DEFEND the same unto the Grantees against the lawful claims and demands of all persons, except as aforesaid.

AND the Grantees do hereby, for themselves and their successors, accept the foregoing conveyance in trust, as aforesaid.

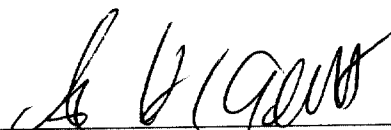
The true consideration for this conveyance is \$1.00 plus other property or value is a part of the consideration.

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.

IN WITNESS WHEREOF, the Grantors and Grantees have executed this instrument the day and year first above written.



ROBERT S. ABBETT



GWENDOLYN H. I. ABBETT

GRANTORS

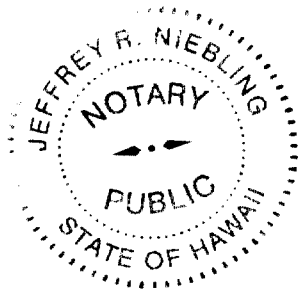
ROBERT S. ABBETT, as Trustee as aforesaid

GWENDOLYN H. I. ABBETT, as Trustee as aforesaid

GRANTEES

STATE OF HAWAII)
) SS.
CITY AND COUNTY OF HONOLULU)

On this MAR - 4 2006, before me personally appeared ROBERT S. ABBETT, and GWENDOLYN H. I. ABBETT, individually and as trustees as aforesaid, 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.



~~Jeffrey R. Niebling~~
Notary Public, State of Hawaii

My commission expires: 9-12-2007