

2009-010847

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Nathan J. Ratliff  
905 Main Street, Ste 200  
Klamath Falls OR 97601



00070941200900108470020025

08/13/2009 09:28:35 AM

Fee: \$26.00

GRANTOR'S NAME AND ADDRESS:

June Fumiye Kojima, Trustee  
June Fumiye Kojima Revocable Living Trust  
U.A.D. 05-03-1990  
94-379 Kahuanani St.  
Waipahu, HI 96797

GRANTEE'S NAME AND ADDRESS:

Shawn Talaro  
P.O. Box 1190  
Pearl City, HI 96782

SEND TAX STATEMENTS TO:

Shawn Talaro  
P.O. Box 1190  
Pearl City, HI 96782

**BARGAIN AND SALE DEED**

**JUNE FUMIYE KOJIMA, TRUSTEE OF THE JUNE FUMIYE KOJIMA REVOCABLE TRUST AGREEMENT, U.A.D. 05-03-1990**, hereinafter referred to as grantor, conveys to **SHAWN TALARO**, hereinafter referred to as grantee, all of grantor's right, title and interest in and to the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 20 of Block 48 in Tract 1184 – OREGON SHORES – Unit 2 - 1<sup>st</sup> Addition as shown on the Map filed on November 8, 1978, in Volume 21, Page 29 of Maps in the office of the County Recorder of said County.

**SUBJECT TO:**

1. Covenants, conditions, reservations, easements, restrictions, rights, right of way, and all matters appearing of record.

TOGETHER WITH all and singular the tenements, hereditaments, appurtenances, rights, privileges and easements belonging or in anywise appertaining to any and all of the real property hereinabove described and defined and the reversion, reversions, remainder and remainders, rents, issues, profits and revenues thereof.

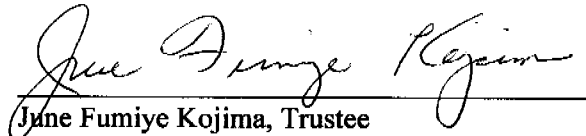
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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 3<sup>rd</sup> day of AUGUST, 2009.

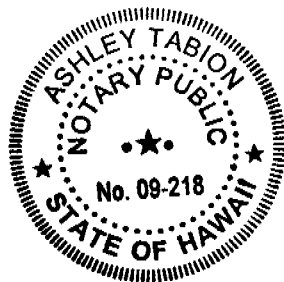
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

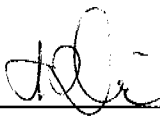
JUNE FUMIYE KOJIMA REVOCABLE TRUST  
U.A.D. 05-03-1990

  
June Fumiye Kojima, Trustee


STATE OF HAWAII; County of Honolulu ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 3 day of August, 2009, by June Fumiye Kojima as Trustee of the June Fumiye Kojima Revocable Living Trust Agreement dated the 3<sup>rd</sup> day of May, 1990.



  
**ASHLEY TABION**  
NOTARY PUBLIC FOR HAWAII  
My Commission expires:



NOTARY PUBLIC CERTIFICATION  
Ashley Tabion First Judicial Circuit  
Doc. Description: Baradim & Sale deed  
June Fumiye Kojima, Trustee UAT 20  
Block 48, Parcel 1184 Oregon Shore Unit 2.  
No. of Pages: 2 Date of Doc. AUG 03 2009  
  
Notary Signature Date