

2018-008800

Klamath County, Oregon



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07/25/2018 09:39:14 AM

Fee: \$97.00

When Recorded Mail to:
Libby Ellett Tomar, Esq.
438-A Uluniu Street
Kailua, Hawaii 96734

Mail tax statements to:
Erma Mapuana Medina
96-234 Waiawa Rd., #4
Pearl City, HI 96782

County of Klamath, State of Oregon

Lot 15 in Block 16 Oregon Shores Subdivision-Tract #1053

DEED

THIS INDENTURE made this JUL 02 2018, by and between **ERMA M. MEDINA**, unmarried, hereinafter called the "Grantor," and **ERMA MAPUANA MEDINA, Trustee under the ERMA MAPUANA MEDINA Self-Trusteed Trust Dated June 3, 1982**, whose residence and post office address is 96-234 Waiawa Road, #4, Pearl City, Hawaii 96782, hereinafter called the "Grantee,"

WITNESSETH:

That in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor does by these presents grant and convey unto the Grantee, or her Successor In Trust, as trustee, for the uses and purposes and with all of the powers set forth in said trust agreement, including, without prejudice to the foregoing, full power and authority to sell, convey, mortgage, exchange, lease, (which lease shall be valid throughout its term, including a term expiring after the trust terminates), pledge or otherwise deal with and dispose of said property according to the sole judgment and discretion of the Trustee; in fee simple, as tenant in severalty, her successors in trust, devisees, personal representatives and assigns, the real property described in Exhibit "A" hereto attached and expressly made a part hereof,

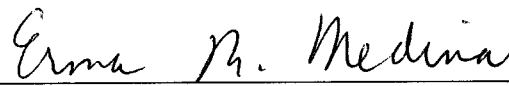
TOGETHER with the reversions, remainders, rents, issues and profits thereof and all of the estate, right, title and interest of the Grantor both at law and in equity, therein and thereto;

TO HAVE AND TO HOLD the same, together with all buildings, improvements, tenements, hereditaments, rights, easements, privileges and appurtenances thereunto belonging or appertaining or held and enjoyed therewith unto the Grantee, absolutely and in fee simple.

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 Exhibit "A" for an estate 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 Grantee against the lawful claims and demands of all persons, except as aforesaid.

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 corporations and their and each of their respective heirs, personal representatives, successors in trust and assigns, according to the context thereof.

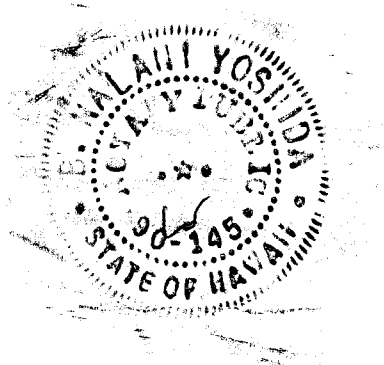
IN WITNESS WHEREOF, the Grantor has executed these presents on the day and year first above written.



ERMA M. MEDINA
"Grantor"

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

On JUL 02 2018, before me personally appeared **ERMA M. MEDINA**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed, as Grantor. This four-page Deed to Trust, dated JUL 02 2018, was subscribed and sworn to before me this same date, in the First Circuit of the State of Hawaii, by **ERMA M. MEDINA**.



B. Nalani Yoshida
Notary Public, State of Hawaii
My commission expires: 11/04/2020
Print Name: B. Nalani Yoshida

EXHIBIT "A"

All of the following described real property situated in the County of Klamath, State of Oregon:

Lot 15 in Block 16 OREGON SHORES SUBDIVISION-Tract #1053, in the County of Klamath, State of Oregon, as shown on the map filed on October 3, 1973, in Volume 20, pages 21 and 22 of MAPS in the office of the County recorder of said County.

BEING all of the land conveyed to JOHN C. MEDINA AND ERMA M. MEDINA, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY, as Grantee, from WELLS FARGO REALTY SERVICES INC., A CALIFORNIA CORP. AS TRUSTEE WHO ACQUIRED TITLE AS GRAYCO LAND ESCROW LTD., AS TRUSTEE, A CALIFORNIA CORPORATION, as Grantor, by Bargain and Sale Deed dated December 12, 1977, recorded in the State of Oregon, County of Klamath in Volume M78, Page 2890.

SUBJECT, HOWEVER, to:

1. Taxes for the fiscal year 1973-1974 and subsequent
2. Covenants, conditions, reservations, easements, restrictions, rights, rights of way, and all matters appearing of record.
3. Any liens, judgments, easements, reservations, covenants, or mortgages of record.

Note: The death of John C. Medina, Jr. in Reno, Nevada on April 26, 1982.

END OF EXHIBIT "A"