

2019-000809

Klamath County, Oregon



00234973201900008090040042

01/29/2019 09:15:57 AM

Fee: \$97.00

After recording, return to:

Scott N. Kawauchi
427 Kawainui Street
Kailua, Hawaii 96734

Until a change is requested, all tax
statements should be sent to:

Scott N. Kawauchi
437 Kawainui Street
Kailua, Hawaii 96734

TRUSTEE'S DEED

The grantor,

Frances Fumiko Kawauchi, as Trustee of the Revocable Trust of Frances
Fumiko Kawauchi, dated August 5, 1992, as amended, and Frances Fumiko
Kawauchi, as successor Trustee of the Revocable Trust of Charles Naoyasu
Kawauchi Revocable, dated August 5, 1992, as amended; the grantor's
address being 437 Kawainui Street, Kailua, Hawaii 96734,

for the true and actual consideration of \$10.00, and other valuable consideration,

RELEASES AND QUITCLAIMS to the grantee,

Scott Nao Kawauchi, an unmarried man, of 437 Kawainui Street, Kailua,
Hawaii 96734, sole ownership of all right, title and interest in and to
Lots 1 and 2, Block 2 Klamath Falls Forest Estates, Highway 66 Unit, Plat
No. 1; and

AND COMMONLY known as: see Exhibit A

Parcel ID: Lot 1 BLK 2 R-3711-014A0-02200-000

Lot 2 BLK 2 R-3711-014A0-02100-000


This conveyance is made subject to:


Any easements, restrictions, and right of way appearing of record or
enforceable in law and equity, and general property taxes for the year 2018 and
thereafter.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S

RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 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 ORS 195.300, 195.301 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this
9th day of December 2018.



Frances Fumiko Kawauchi,
Trustee of the Revocable Trust of Frances
Fumiko Kawauchi, dated August 5, 1992
August 5, 1992, as amended

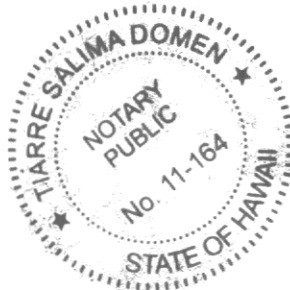

Frances Fumiko Kawauchi,
Successor Trustee of the Revocable
Trust of Charles Naoyasu Kawauchi,
dated August 5, 1992, as amended

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

On this 9^m day of December, 2018, before me personally appeared Frances Fumiko Kawauchi, Trustee of the Revocable Trust of Frances Fumiko Kawauchi, dated August 5, 1992, as amended and Frances Fumiko Kawauchi, Successor Trustee of the Revocable Trust of Charles Naoyasu Kawauchi, dated August 5, 1992, as amended, identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me that she freely executed the same as her free act and deed in such capacity as Trustee and Successor Trustee aforesaid.

Subscribed and sworn to before me
this 9^m day of December 2018.

X 
Print Name Tiarre Salima Domen
Notary Public, State of Hawaii
My Commission Expires: MAY 29 2019




Document Date 12/09/2018 No. Pages 4
Name: Tiarre Salima Domen First Circuit
Document Description: Trustee's Deed
X 
My Commission Expires: MAY 29 2019
Certification

Exhibit A

Lot(s) 1 and 2, Block 2 Klamath Falls Forest Estates Highway 66 Unit, Plat No. 1, as recorded in Klamath County, Oregon and also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property (Including those set for the in the Declaration of Restrictions recorded on the 12th day of July, 1963 as Document No. 809986, Vol. 346, Page 473, Office of Klamath County Oregon Recorder, all of which are incorporated herein by reference to said Declaration with the same effect as though fully set forth herein at length.).

Being the same premises conveyed to the Grantor by Warranty Deed dated August 5, 1992, and recorded on November 27, 1992 in Vol. M92, of Deeds, on Page 28117.