

2020-011857

Klamath County, Oregon

09/18/2020 08:32:00 AM

Fee: \$92.00

Grantor Name and Address:

COLIN MORIYAMA
ANTOINETTE MORIYAMA
95-219 HALEPIO PLACE
MILILANI, HI 96789

Grantee Name and Address:

COLIN H. MORIYAMA, TRUSTEE
ANTOINETTE S. MORIYAMA, TRUSTEE
95-219 HALEPIO PLACE
MILILANI, HI 96789

After recording, return to:

CAITLIN M. MOON
CADES SCHUTTE LLP
1000 BISHOP STREET
12TH FLOOR
HONOLULU, HI 96813

Until requested otherwise, send all tax statements to:

COLIN H. MORIYAMA, TRUSTEE
ANTOINETTE S. MORIYAMA, TRUSTEE
95-219 HALEPIO PLACE
MILILANI, HI 96789

WARRANTY DEED

COLIN H. MORIYAMA, who acquired title as COLIN MORIYAMA, and ANTOINETTE S. MORIYAMA, who acquired title as ANTOINETTE MORIYAMA, whose address is 95-219 Halepio Place, Mililani, HI 96789 (referred to herein as "Grantor"), hereby conveys and warrants to COLIN H. MORIYAMA AND ANTOINETTE S. MORIYAMA, TRUSTEES, or any successors in trust, under the COLIN H. AND ANTOINETTE S. MORIYAMA REVOCABLE LIVING TRUST dated 9-9-2020 and any amendments thereto, whose address is 95-219 Halepio Place, Mililani, HI 96789 (referred to herein as "Grantee"), all of Grantor's interest in and to the following described real property located in Klamath County, Oregon, free of liens and encumbrances except as specifically set forth herein:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Property street address: Mt Scott Meadows, Block 10, Lot 4, Chiloquin, OR 97624

EXCEPTIONS of record on file with the County of Klamath, Oregon.

The true consideration for this conveyance is: \$10.00

Dated: 9-9-2020

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, CHAPTER 855, 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 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 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, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

GRANTOR:

Colin H. Moriyama
Colin H. Moriyama, who acquired title as
Colin Moriyama

STATE OF Hawaii)
COUNTY OF Honolulu) ss.

This instrument was acknowledged before me on September 9, 2020, by Colin H. Moriyama, who acquired title as Colin Moriyama.

[Affix Notary Seal]



SIGNATURE OF NOTARY PUBLIC

My commission expires: 9/22/2023

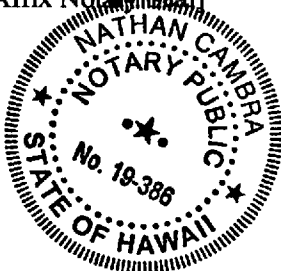
GRANTOR:

Antoinette S. Moriyama
Antoinette S. Moriyama, who acquired title as
Antoinette Moriyama

STATE OF Hawaii)
COUNTY OF Honolulu) ss.

This instrument was acknowledged before me on September 9, 2020, by Antoinette S. Moriyama, who acquired title as Antoinette Moriyama.

[Affix Notary Seal]



SIGNATURE OF NOTARY PUBLIC

My commission expires: 9/22/2023

~~NOTARY PUBLIC CERTIFICATION~~
~~Nathan Cambra~~ First Jud:
~~Doc. Description:~~
~~No. of Pages:~~ ~~Date of Doc.:~~
~~Notary Signature~~

EXHIBIT A

Legal Description

All that certain real property situated in Klamath County, State of Oregon, described as Block 10, Lot 4, Tract 1027, Mt. Scott Meadows according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account # R81057

APN: R-3107-001D0-05100-000

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.