

12101  
WHEN RECORDED MAIL TO:

**Giacomini & Knieps**

Attorneys at Law  
706 Main Street  
Klamath Falls, Oregon 97601

MAIL TAX STATEMENTS TO:

JON S. WAYLAND & JOAN T. WAYLAND  
TRUSTEES  
841 Pacific Terrace  
Klamath Falls, Oregon 97601

(Don't use this  
space; reserved  
for recording  
label in coun-  
ties where  
used.)

Vol. 12101 Page 1516  
STATE OF OREGON ss.  
County of \_\_\_\_\_  
I certify that the within instrument  
was received for record on the \_\_\_\_\_ day  
of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
filing fee number \_\_\_\_\_, Rec-  
ord of Deeds of said County.  
Witness my hand and seal of County  
affixed.  
\_\_\_\_\_  
Title  
By \_\_\_\_\_ Deputy

WARRANTY DEED

96-01-18p02:52 RCVD

JON S. WAYLAND and JOAN T. WAYLAND, husband and wife, GRANTOR, conveys and warrants to JON S. WAYLAND and JOAN T. WAYLAND, Initial Trustees of the JON S. WAYLAND 1996 TRUST, as to an undivided one-half interest; and JOAN T. WAYLAND and JON S. WAYLAND, Initial Trustees of the JOAN T. WAYLAND 1996 TRUST, as to an undivided one-half interest, GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth below:

PARCEL I:

Lot 3 and the South 40 feet of Lot 2, Block 48 HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. (841 Pacific Terrace)

PARCEL II:

The Easterly 10 feet of Lot 20, All of Lots 21 and 22, and the Westerly 10 feet of Lot 23, all in Block 12 of MOUNTAIN VIEW ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon. (1873 Park)

PARCEL III:

Unit A of Tract 1298, MT. VIEW CONDOMINIUM, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, situated in the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. (Mountain View, Unit A)

SUBJECT TO: Encumbrances, easements and rights of way of record and apparent thereon.

THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO THE GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED

HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0- . THIS TRANSACTION IS TO IMPLEMENT AN INTER VIVOS TRUST OF GRANTOR.

In construing this deed and where the context so requires, the singular includes the plural.

DATED: 1-17-96.

Jon S. Wayland  
Jon S. Wayland

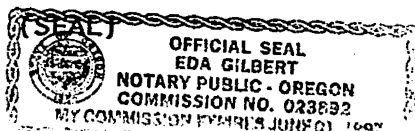
Joan T. Wayland  
Joan T. Wayland

STATE OF OREGON       )  
                                  ) ss.  
COUNTY OF KLAMATH   )

On this 17 day of January, 1996, personally appeared before me JON S. WAYLAND and JOAN T. WAYLAND and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Eda Gilbert  
Notary Public for Oregon  
My Commission expires: 6-6-97



STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Giacomini & Knieps  
on this 18th day of Jan A.D., 19 96  
at 2:52 o'clock P.M. and duly recorded  
in Vol. M96 of Deeds Page 1516.  
Bernetha G. Letsch County Clerk  
By Dawn Miller  
Deputy.

Fee, \$35.00