

12102

-WHEN RECORDED MAIL TO:

Giacomini & KniepsAttorneys 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, OR 97601(Don't use this
space; reserved
for recording
label in coun-
ties where
used.)Vol 96 Page 1518
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

96-01-18P02:52 RCVD

WARRANTY DEED

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:

An undivided one-half interest in the following described real property:

Unit E 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 E)

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

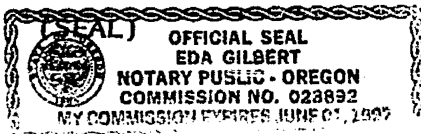
Joan T. Wayland
Joan T. Wayland

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

On this _____ 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: 6-1-97



STATE OF OREGON, ss.
County of Klamath

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 1518
Bernetha G. Letsch County Clerk
By Pauline Mulendore

Deputy.

Fee, \$35.00