

12103

Vol. Map Page 1520
STATE OF OREGON

WHEN RECORDED MAIL TO:

Giacomini & Knieps

Attorneys at Law
706 Main Street
Klamath Falls, Oregon 97601

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

County of Klamath ss.
I certify that the within instrument
was received for record on the 18th day
of Jan, 19 96,
at 2:52 o'clock P.M. and recorded
in book M96 on page 1520 or as
filing fee number 12103, Rec-
ord of Deeds of said County.

Witness my hand and seal of County
affixed.

Bernetha G. Letsch

County Clerk

Title

By Debra M. Henderson Deputy

MAIL TAX STATEMENTS TO:

JON S. WAYLAND 1996 TRUST
841 PACIFIC TERRACE
KLAMATH FALLS, OR 97601

Fee \$30.00

WARRANTY DEED

JON S. WAYLAND, a married man dealing with his sole property, GRANTOR, conveys and warrants to JON S. WAYLAND and JOAN T. WAYLAND, Initial Trustees of the JON S. WAYLAND 1996 TRUST, GRANTEE, all my interest in the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth below:

PARCEL I: Lots 5, 6, 11 and 12 of Block 3 of the Resubdivision of a portion of McLoughlin Heights according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL II: Lot 13 in Block 3 of the Resubdivision of a portion of McLoughlin Heights according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

STATE OF OREGON)

) ss.

COUNTY OF KLAMATH)

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

Before me:

Eda Gilbert

Notary Public for Oregon

My Commission expires: 6-1-99

