

24583

WARRANTY DEED Vol. ma6 Page 28144

MTC39140KR

JON S. WAYLAND & JOAN T. WAYLAND, TRUSTEES OF THE JON S. WAYLAND 1996 TRUST, AS TO AN UNDIVIDED ONE-HALF INTEREST; AND JOAN T. WAYLAND & JON S. WAYLAND, TRUSTEES OF THE JOAN T. WAYLAND 1996 TRUST, AS TO AN UNDIVIDED ONE-HALF INTEREST,

Grantor(s) hereby grant, bargain, sell and convey to:

JAMES K. WARD and CLAUDIA L. WARD, husband and wife,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

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, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is pursuant to an IRC 1031 exchange on behalf of Grantor and/or Grantee. This Deed is being given from the Grantor directly to Grantee at the instruction and direction of American Exchange Services, Inc. Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1873 PARK AVENUE, KLAMATH FALLS, OR 97601

Dated this _____ day of September, 1996.

THE JON S. WAYLAND 1996 TRUST

THE JOAN T. WAYLAND 1996 TRUST

X by: Jon S. Wayland
JON S. WAYLAND, Trustee

by: Joan T. Wayland
JOAN T. WAYLAND, Trustee

by: Joan T. Wayland
JOAN T. WAYLAND, Trustee

X by: Jon S. Wayland
JON S. WAYLAND, Trustee

NOTARY ACKNOWLEDGEMENT

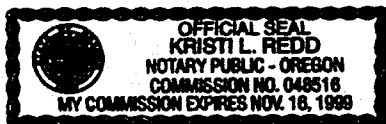
STATE OF OREGON

SS. September 6 19 96

COUNTY OF KLAMATH

Personally appeared the above named JON S. WAYLAND and JOAN T. WAYLAND, Trustees of THE JON S. WAYLAND 1996 TRUST and JOAN T. WAYLAND and JON S. WAYLAND, Trustees of THE JOAN T. WAYLAND 1996 TRUST

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

ESCROW NO. MT39140-KR

Return to:
JAMES K. & CLAUDIA L. WARD
1873 PARK AVENUE
KLAMATH FALLS, OR 97601

Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AmeriTitle

on this 9th day of Sept A.D., 19 96
at 11:11 o'clock AM. and duly recorded
in Vol. M96 of Deeds Page 28144.

Bernetha G Letsch, County Clerk

By Shirley Russell

Deputy.

Fee, \$30.00