

WARRANTY DEED

LEWIS WAYBURN and L. VIRGINIA WAYBURN, Trustees of the WAYBURN FAMILY TRUST u.a.d. July 24, 1989, Grantors, convey and warrant to LEWIS WAYBURN, Trustee of the LEWIS WAYBURN REVOCABLE LIVING TRUST dated September 23, 1996, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 12 in Block 40 of Hot Springs Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Grantors covenant that Grantors are seized of an indefeasible estate in the real property described above in fee simple, that Grantors have good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantors, provided that the foregoing covenants are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of the Grantors to preserve any existing title insurance coverage.

The true consideration for this conveyance is \$0.00.

Dated this 19th day of November, 1996.

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 USES.

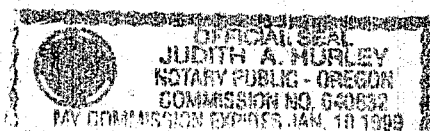
Lewis Wayburn
LEWIS WAYBURN, Trustee

L. Virginia Wayburn
L. VIRGINIA WAYBURN, Trustee

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 19th day of November, 1996, by LEWIS WAYBURN and L. VIRGINIA WAYBURN.

Judith A. Hurley
Notary Public for Oregon
My Commission Expires: 1-10-99



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GRANTORS' NAME AND ADDRESS:

LEWIS and L. VIRGINIA WAYBURN
547 Eldorado
Klamath Falls, OR 97601

STATE OF OREGON)

County of Klamath)

) ss.

GRANTEE'S NAME AND ADDRESS:

LEWIS WAYBURN, Trustee of the
LEWIS WAYBURN REVOCABLE
LIVING TRUST
547 Eldorado
Klamath Falls, OR 97601

I certify that the within
instrument was received for
record on the 5th day of
December, 1996, at 3:23
o'clock, P.M., and recorded in
book/reel/volume No. M96 on
page 38058 or as fee/file/
instrument/microfilm/reception
No. 29515, Record of Deeds
of said county.

Witness my hand and seal
of County affixed.

AFTER RECORDING RETURN TO:

Jerry M. Molatore
426 Main Street
Klamath Falls, OR 97601

Bernetha G. Letsch, Co. Clerk

Name

Title

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:

By

Kathleen Rose

Deputy

LEWIS WAYBURN
547 Eldorado
Klamath Falls, OR 97601

Fee: \$35.00