

MTT-73482 UW



M06-03664

Klamath County, Oregon

02/28/2006 10:28:47 AM

Pages 2 Fee: \$26.00

After recording return to:

LANDY J. RAY

108 Fairway Village Lane

Roseburg, OR 97470

Until a change is requested all

tax statements shall be sent to

The following address:

LANDY J. RAY

108 Fairway Village Lane

Roseburg, OR 97470

Escrow No. MT73482-LW

Title No. 0073482

SWD

STATUTORY WARRANTY DEED

JON S. WAYLAND AND JOAN T. WAYLAND, TRUSTEES OF THE JON S. WAYLAND 1996 TRUST, AS TO AN UNDIVIDED 1/2 INTEREST and JOAN T. WAYLAND AND JON S. WAYLAND, AS TRUSTEES OF THE JOAN T WAYLAND 1996 TRUST, AS TO AN UNDIVIDED 1/2 INTEREST, Grantor(s) hereby convey and warrant to **LANDY J. RAY and VIRGINIA L. RAY**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 62, RUNNING Y RESORT, PHASE I, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-009B0-00400-000

Key No: 881249

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$225,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

20.00

Dated this 24th day of February, 2006

JON S. WAYLAND AND JOAN T. WAYLAND, TRUSTEES OF THE JON S. WAYLAND 1996 TRUST, AS TO AN UNDIVIDED 1/2 INTEREST

BY: [Signature]
JON S. WAYLAND, TRUSTEE

BY: [Signature]
JOAN T. WAYLAND, TRUSTEE

JOAN T. WAYLAND AND JON S. WAYLAND, AS TRUSTEES OF THE JOAN T WAYLAND 1996 TRUST, AS TO AN UNDIVIDED 1/2 INTEREST

BY: [Signature]
JON S. WAYLAND, TRUSTEE

BY: [Signature]
JOAN T. WAYLAND, TRUSTEE

State of Oregon

County of ~~KLAMATH~~ Curry

This instrument was acknowledged before me on February 24, 2006 by JON S. WAYLAND AND JOAN T. WAYLAND, TRUSTEES OF THE JON S. WAYLAND 1996 TRUST, AS TO AN UNDIVIDED 1/2 INTEREST and JOAN T. WAYLAND AND JON S. WAYLAND, AS TRUSTEES OF THE JOAN T WAYLAND 1996 TRUST, AS TO AN UNDIVIDED 1/2 INTEREST.



[Signature]
(Notary Public for Oregon)

My commission expires 01/17/2010