

44169

WARRANTY DEED

Vol. ^m 78 Page 1227

KNOW ALL MEN BY THESE PRESENTS, That LOUIS KALINA, JR. and FRANCES A. KALINA, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RALPH E. PATTERSON

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3 of Kalina Addition to the City of Malin, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: (1) Reservations and restrictions contained in the dedication and shown on the plat of Tract No. 1011, Kalina Addition to the City of Malin, as follows: "...said plat being subject to building set-back lines as shown, easements for public utilities, irrigation and drainage as shown, and additional restrictions as shown in any recorded protective covenants; no changes will be made in the irrigation ditches without the consent of the Malin Irrigation District, its successors or assigns. (2) Power of assessment of the Malin Irrigation District. (3) Easements and rights of way of record and those apparent on the land, if any. (See Reverse Side)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of 19 78; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Louis Kalina, Jr.
Louis Kalina, Jr.

Frances A. Kalina
Frances A. Kalina

STATE OF OREGON,)
County of Klamath) ss.
19 78.

STATE OF OREGON, County of Klamath) ss.
Feb. 25, 19 78.

Personally appeared Louis Kalina, Jr. and Frances A. Kalina who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

Personally appeared the above named Louis Kalina, Jr. and Frances A. Kalina, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon May 15, 1978
My commission expires: 4/29/82

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Louis Kalina, Jr. and Frances A. Kalina
Malin, Oregon 97632
Ralph E. Patterson
Route 1, Box 208
Bonanza, Oregon

After recording return to:

Mike Ratliff
Attorney at Law, P. O. Box 528
Merrill, OR 97633

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Ralph E. Patterson
Route 1, Box 208
Bonanza, Oregon

NAME, ADDRESS, ZIP

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 file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer
Deputy

(4). No dwelling other than a single family unit shall be erected on this property and this residence must be a minimum floor area of 1200 square feet. This covenant shall run with the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 6th day of March A. D. 19 78 at 3:38 o'clock P.M., and

fully recorded in Vol. M78, of Deeds on Page 4227

Wm D. MILNE, County Clerk

By Bernetha J. Litsch

Fee \$6.00