

48147

WARRANTY DEED

Vol. M78 Page 9939

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 LELAND A. DODDS and ANETHA E. DODDS, husband and wife, hereinafter called 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 16, KALINA ADDITION TO THE CITY OF MALIN, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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.

(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

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 5 day of May, 1978; 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)

STATE OF OREGON, )  
County of Klamath ) ss.  
MAY 5, 1978

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  
My commission expires:

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_

\_\_\_\_\_ and \_\_\_\_\_ 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 \_\_\_\_\_

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Mr. & Mrs. Louis Kalina, Jr.

Malin, Oregon 97652  
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Leland Dodds  
P. O. Box 543  
Malin, Oregon 97652  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
PARKS & RATLIFF  
P. O. Box 528  
Merrill, Oregon 97655  
NAME, ADDRESS, ZIP

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

Mr. & Mrs. Leland A. Dodds  
P. O. Box 543  
Malin, Oregon 97652  
NAME, ADDRESS, ZIP

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record on the 15th day of May, 1978, at 8:58 o'clock A.M., and recorded in book M78 on page 9939 or as file/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne, County Clerk

By Deborah A. Milne Recording Officer Deputy

fee = \$3.00