

1-1-74

60364

WARRANTY DEED

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 JERRY L. KALINA, 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 20, KALINA ADDITION TO THE CITY OF MALIN, according to the official plat thereon 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.

SUBJECT TO: a five foot irrigation easement along the northerly side of the above-described property; and other easements, restrictions, and rights of way of record or those apparent on 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

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 \$ None

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 29th day of December, 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)

Louis Kalina Jr.
LOUIS KALINA, JR.
Frances A. Kalina
FRANCES A. KALINA

STATE OF OREGON,)
County of Klamath) ss.
December 29, 1978

STATE OF OREGON, County of) ss.
December 29, 1978

Personally appeared _____ 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 _____

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.

_____ a corporation, 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:

(OFFICIAL SEAL)

Jaqueline Kalina
Notary Public for Oregon
My commission expires: *January 1, 1982*

Notary Public for Oregon
My commission expires:

Louis and Frances A. Kalina

Malin, Oregon 97632

GRANTOR'S NAME AND ADDRESS

Jerry L. Kalina

Malin, Oregon 97632

GRANTOR'S NAME AND ADDRESS

After recording return to:

Louis Kalina, Jr.

Malin, Oregon 97632

NAME, ADDRESS, ZIP

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

Jerry L. Kalina

Malin, Oregon 97632

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath)

I certify that the within instrument was received for record on the 29th day of December, 1978, at 1:58 o'clock P.M., and recorded in book M-78 on page 29011 or as file/reel number 60364.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Jaqueline Kalina
Recording Officer
By *Jaqueline Kalina* Deputy

Fee \$3.00

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