

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 SHERMAN O. KALINA

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 21, 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.

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 20th 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.

Louis Kalina, Jr.
FRANCES A. KALINA

STATE OF OREGON,
County of Klamath
December 19, 1978

STATE OF OREGON, County of _____, 19____

Personally appeared the above named Louis Kalina, Jr. and Frances A. Kalina, husband and wife.

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 _____ a corporation,

and acknowledged the foregoing instrument to be their voluntary act and deed.

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.

Notary Public for Oregon
My commission expires: June 1, 1982

Notary Public for Oregon
My commission expires: _____

Louis and Frances A. Kalina
Malin, Oregon 97632
Sherman O. Kalina
Malin, Oregon 97632
Louis Kalina, Jr.
Malin, Oregon 97632
Sherman O. Kalina
Malin, Oregon 97632

STATE OF OREGON,
County of Klamath
I certify that the within instrument was received for record on the 20th day of December, 1978, at 4:58 o'clock P.M., and recorded in book 1778 on page 29012 or as file/reel number 60365
Record of Deeds of said county.
Witness my hand and seal of County affixed.
Wm. D. Milne
Recording Officer

Fee \$3.00