

29738

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

KNOW ALL MEN BY THESE PRESENTS, That

SHERMAN O. KALINA

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LOYAL E. NETH and HELEN NETH, husband and wife, 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 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.

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

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 \$ 7,500.00

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 27 day of September, 1983, 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)

SHERMAN O. KALINA

STATE OF OREGON,  
County of Klamath } ss.  
September 27, 1983

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

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 Sherman O. Kalina

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

Before me:  
(OFFICIAL SEAL) Blanche Roberts  
September 27, 1983  
Notary Public for Oregon  
My commission expires: February 13, 1987

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:

(OFFICIAL SEAL)

Sherman O. Kalina

Malin, Oregon 97632

GRANTOR'S NAME AND ADDRESS

Loyal E. and Helen Neth

Malin, Oregon 97632

GRANTEE'S NAME AND ADDRESS

After recording return to:

Loyal E. + Helen Neth  
H.C. 62 - Box 89  
Malin, Ore. 97632  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Loyal E. and Helen Neth

Malin, Oregon 97632

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 21st day of October, 1983, at 11:52 o'clock A.M., and recorded in book/reel/volume No. M 83 on page 18243 or as document/fee/file/instrument/microfilm No. 29738. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Pam Smith Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee: \$4.00