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WARRANTY DEED—SURVIVORSHIP

Vol. 278 Page 12071



KNOW ALL MEN BY THESE PRESENTS, That LOUIS KALINA, JR. and FRANCES A. KALINA, husband & wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by DENNIS A. CHABOT and ALICE M. CHABOT, husband & wife

hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath State of Oregon, to-wit:

Lot 4 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

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 southerly side of the above described property; and other easements, restrictions and rights-of-way of (over)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that same are 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 \$7500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (This sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 18 day of July, 1988; 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON,

County of Klamath } ss.  
7-18, 1988

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

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

Before me, Theresa L. Dathus  
Notary Public for Oregon  
My commission expires 2-15-91

Louis and Frances Kalina  
P.O. Box 6  
Malin, OR 97632  
GRANTOR'S NAME AND ADDRESS

Dennis and Alice Chabot  
P.O. Box 42  
Malin, OR 97632  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal S&L  
540 Main Street  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

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 \_\_\_\_\_

\_\_\_\_\_ 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)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/title/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.  
Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

record and those apparent on the land.

SUBJECT TO: Reservations as contained in plat dedication.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Parks & Ratliff the 28th day  
of July A.D., 1988 at 3:31 o'clock p. M., and duly recorded in Vol. M88,  
of Deeds on Page 12071.

Evelyn Biehn County Clerk

FEE \$13.00

By Pauline Mullendore

