

BARGAIN AND SALE DEED

LOUIS KALINA, JR., and FRANCES A. KALINA, husband and wife, (Grantors) do grant, sell, release and transfer to LOUIS J. KALINA and FRANCES A. KALINA, Trustees of the KALINA FAMILY TRUST u.a.d. April 18, 1989, all right, title and interest in and to the real property located in Klamath County, Oregon described as follows:

SEE ATTACHED LEGAL DESCRIPTIONS

The true consideration for this conveyance is valuable, but not expressed in dollars; the conveyance is made to organize the estates LOUIS J. KALINA and FRANCES A. KALINA for improved administration of assets while alive and competent, and ease of transition thereafter.

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 PERSONS ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USE.

Until change is requested, all tax statements shall be sent to the following address: Mr. and Mrs. Louis J. Kalina, P.O. Box 6, Malin, Oregon 97632.

DATED this 28 day of April, 1989.

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

STATE OF OREGON)
County of Klamath) ss.

On the 28th day of April, 1989 personally appeared LOUIS KALINA, JR., and FRANCES A. KALINA, who, being duly sworn, acknowledged the foregoing instrument to be their voluntary act and deed. Before me signed:



Debra Walch
Notary Public for Oregon
My Commission Expires: 11-01-90

'89 MAY 3 APR 11 20

Lots 2, 6, 8, 13, 15, 18 and 19, Kalina Addition to Malin, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL ONE:

Commencing at the quarter corner common to Sections 15 and 16, Township 41 South, Range 12 East Willamette Meridian; thence North 0°14' East on Section line, 810 feet; thence South 89°46' East 790 feet to the southwest corner of tract herein conveyed, being the point of beginning of this description, said point of beginning being on the North boundary line of California Avenue of the City of Malin; thence from said point of beginning North 0°14' East 480 feet; thence South 89°46' East 530 feet, more or less, to the East boundary line of the southwest quarter of northwest quarter of Section 15 of said township and range; thence South 0°14' West along said Easterly boundary line of said southwest quarter of northwest quarter of Section 15, 480 feet, more or less, to said North boundary line of California Avenue of City of Malin; thence Westerly along said North boundary line of California Avenue of City of Malin 530 feet, more or less, to point of beginning, said tract containing 5.84 acres, more or less.

PARCEL TWO:

Beginning at the northwest corner of southeast quarter of northwest quarter of Section 15, Township 41 South, Range 12 East Willamette Meridian and running thence South 251 feet along the west boundary line of said 40 acre tract; thence East 330 feet; thence North 251 feet; thence West along the north boundary line of said 40 acre tract a distance of 330 feet to the point of beginning.

Return: Mr. & Mrs. Louis Kalina
P.O. Box 6
Malin, Or. 97632

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Volney F. Morin, Jr. the 3rd day
of May A.D., 19 89 at 11:20 o'clock AM., and duly recorded in Vol. M89
of Deeds on Page 7599.

FEE \$13.00

Evelyn Biehn County Clerk
By [Signature]