

OK

26537

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That LOUIS J. KALINA and FRANCES A KALINA, Trustees of the Kalina Family Trust, U.A.D. 4-18-89, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by DENNIS C. INGRAM and ELLEN M. INGRAM, husband and 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 18, KALINA ADDITION TO MALIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Reservations, restrictions, easements and rights-of-way of record or those apparent on the ground, including, but not limited to, reservations contained in the plat dedication; the statutory powers, including the power of assessment, of the Malin Irrigation District; a 20' building set back as shown on the dedicated plat.

(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 \$ 7,500.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 7,500.00. If the actual consideration paid for this transfer, stated in terms of dollars, is not \$ 7,500.00, the whole consideration shall be void. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.036.)~~

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 4th day of MARCH, 19 91; 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.

Louis J. Kalina
Louis J. Kalina, Trustee of the Kalina Family Trust, U.A.D. 4-18-89

Frances A. Kalina
Frances A. Kalina, Trustee of the Kalina Family Trust, U.A.D. 4-18-89

STATE OF OREGON,)
County of Klamath) ss.
February MARCH 4, 19 91

STATE OF OREGON, County of _____) ss. Trust,
_____, 19_____, U.A.D. 4-18-89

Personally appeared _____ and _____

Personally appeared the above named
Louis J. Kalina and Frances A. Kalina, Trustees of the Kalina Family Trust, U.A.D. 4-18-89
acknowledged the foregoing instrument to be their voluntary act and deed.

_____, 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)

Louis J. Kalina and Frances A. Kalina, Trustees of the Kalina Family Trust, U.A.D. 4-18-89

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 5th day of MARCH, 19 91 at 10:09 o'clock AM, and recorded in book/reel/volume No. M91 on page 3917 or as fee/file/instrument/microfilm/reception No. 26537 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Deborah M. Nielsen Deputy

Fee \$28.00

GRANTOR'S NAME AND ADDRESS
Dennis C. Ingram and Ellen M. Ingram
P O Box 530
Malin OR 97632

After recording return to:

Mr. and Mrs. Dennis C. Ingram
P O Box 530
Malin OR 97632

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Dennis C. Ingram
P O Box 530
Malin OR 97632

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE