

GRANTOR'S NAME AND ADDRESS:

Dennis A. Kalina and
 Sherman O. Kalina, Successor Trustees
 of the Kalina Family Trust U.A.D.
 April 18, 1989
 P. O. Box 6
 Malin OR 97632

AFTER RECORD RETURN TO:

Parks & Ratliff
 228 N. 7th Street
 Klamath Falls OR 97601

GRANTEES' NAME AND ADDRESS:

Dennis A. Kalina
 Sherman O. Kalina
 Jerry L. Kalina
 P. O. Box 6
 Malin OR 97632

UNTIL REQUESTED OTHERWISESEND TAX STATEMENTS TO:

Dennis A. Kalina
 P. O. Box 6
 Malin OR 97632

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DENNIS A. KALINA and SHERMAN O. KALINA, SUCCESSOR TRUSTEES OF THE KALINA FAMILY TRUST, U.A.D. APRIL 18, 1989, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DENNIS A. KALINA, SHERMAN O. KALINA and JERRY L. KALINA, hereinafter called the grantee, doe 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:

Lots 2, 6, 8, 13, 15 and 19, 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 and 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.

FURTHER SUBJECT TO: As to Lots 13 and 15, a 10' easement for irrigation purposes along the southerly boundary of said lots.

NO DWELLING OTHER THAN A SINGLE FAMILY UNIT SHALL BE ERRECTED ON THIS PROPERTY AND THE RESIDENCE MUST BE A MINIMUM FLOOR AREA OF 1200 SQUARE FEET. THIS COVENANT SHALL RUN WITH 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 above granted premises and every part and parcel thereof against the

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lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transaction, stated in terms of dollars, is \$-0-; HOWEVER, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THE INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

WITNESS grantor's hand this 14th day of January, 1996.

KALINA FAMILY TRUST, U.A.D.
APRIL 18, 1989

By:

Dennis A. Kalina
Dennis A. Kalina, Successor Trustee

By:

Sherman O. Kalina
Sherman O. Kalina, Successor Trustee

STATE OF OREGON; County of Klamath) ss.

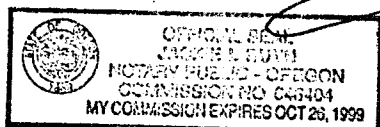
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 14th day of ~~January~~ February, 1996, by Dennis A. Kalina, Successor Trustee of the Kalina Family Trust, U.A.D. April 18, 1989.



Lori Nichols
NOTARY PUBLIC FOR OREGON
My Commission expires: 10/16/98

STATE OF OREGON; County of Clackamas) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 22 day of ~~January~~ February, 1996, by Sherman O. Kalina, Successor Trustee of the Kalina Family Trust, U.A.D. April 18, 1989.



Michael Davis
NOTARY PUBLIC FOR OREGON
My Commission expires: 10/26/99

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Dennis A Kalina the 7th day of March A.D., 19 96 at 10:27 o'clock A M., and duly recorded in Vol. M96 of Deeds on Page 6236.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Bernetha G. Letsch