

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:

George Maier and
 Helen Maier, Husband and Wife
 P. O. Box 3
 Malin OR 97632

UNTIL REQUESTED OTHERWISESEND TAX STATEMENTS TO:

Mr. and Mrs. George Maier
 P. O. Box 3
 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, GEORGE MAIER and HELEN MAIER, Husband and Wife, hereinafter called the grantee, do 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 15, 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: A 10' easement for irrigation purposes along the southerly boundary of said lot.

NO DWELLING OTHER THAN A SINGLE FAMILY UNIT SHALL BE ERECTED 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 lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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The true and actual consideration paid for this transaction, stated in terms of dollars, is \$7,500.00.

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.

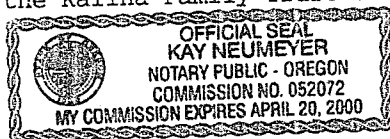
WITNESS grantors' hands this 26th day of June, 1997.

Dennis A. Kalina
Dennis A. Kalina, Successor
Trustee of the Kalina Family
Trust U.A.D. April 18, 1989

Sherman O. Kalina
Sherman O. Kalina, Successor
Trustee of the Kalina Family
Trust U.A.D. April 18, 1989

STATE OF OREGON; County of Klamath) ss.

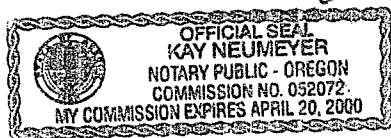
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 26th day of June, 1997, by Dennis A. Kalina, as Successor Trustee of the Kalina Family Trust U.A.D. April 18, 1989.



Kay Neumeier
NOTARY PUBLIC FOR OREGON
My Commission expires: April 20, 2000

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 26th day of June, 1997, by Sherman O. Kalina, as Successor Trustee of the Kalina Family Trust U.A.D. April 18, 1989.



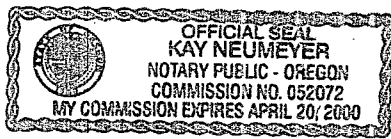
Kay Neumeier
NOTARY PUBLIC FOR OREGON
My Commission expires: April 20, 2000

GENERAL ACKNOWLEDGMENT

STATE OF OREGON; County of Klamath) ss.

BE IT REMEMBERED, That on this 26th day of June, 1997, before me, the undersigned, a Notary Public in and for the County and State, personally appeared the within named **SHERMAN O. KALINA**, known to me to be the identical individual subscribed in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Kay Neumeier
 NOTARY PUBLIC FOR OREGON
 My commission expires: April 20, 2000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Parks & Ratliff the 8th day
 of July A.D., 19 97 at 11:18 o'clock A. M., and duly recorded in Vol. M97,
 of Deeds on Page 21112.

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Rothman Ross