

04 APR 12 AM 11:17

Vol M04 Page 20936

o/c  
AFTER RECORDING RETURN TO:  
Ratliff & Whitney-Smith P.C.  
905 Main Street, Suite 200  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS:  
Dennis A. Kalina  
Sherman O. Kalina  
Jerry L. Kalina  
P.O. Box 6  
Malin OR 97632  
GRANTEE'S NAME AND ADDRESS:  
Michelle R. Crawford  
P.O. Box 475  
Malin OR 97632  
SEND TAX STATEMENTS TO:  
Michelle R. Crawford  
P.O. Box 475  
Malin OR 97632

State of Oregon, County of Klamath  
Recorded 04/12/2004 11:26 A m  
Vol M04 Pg 20936-20937  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

04 APR 12 AM 11:26

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That **DENNIS A. KALINA, SHERMAN O. KALINA, and JERRY L. KALINA**, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **MICHELLE R. CRAWFORD**, 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 13, 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.

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.

20 ✓

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 23<sup>rd</sup> day of March, 2004.

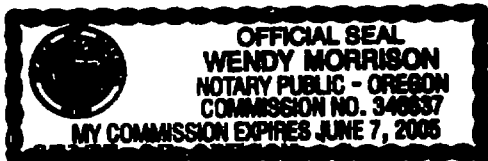
Dennis A. Kalina  
Dennis A. Kalina

Sherman O. Kalina  
Sherman O. Kalina

Jerry L. Kalina  
Jerry L. Kalina

STATE OF OREGON; County of Klamath ) ss.

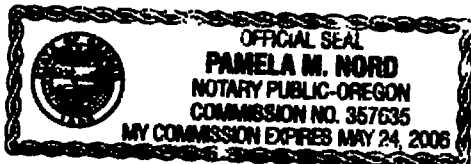
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 23<sup>rd</sup> day of March, 2004, by Dennis A. Kalina.



Wendy Morrison  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 6-7-2005

Clackamas ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 8<sup>th</sup> day of April, 2004, by Sherman O. Kalina.



Pamela M. Nord  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 5/24/06

STATE OF OREGON; County of Lane ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 5<sup>th</sup> day of April, 2004, by Jerry L. Kalina.



Jeanne Kizer  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 11-18-2004