

2008-016048

Klamath County, Oregon



00057019200800160480010012

12/03/2008 08:50:58 AM

Fee: \$21.00

After Recording Return to:

JOSE LUIS VALDEZ AYALA

P.O. BOX 180

MALIN, OR 97632

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

ATE 65760

WARRANTY DEED

(INDIVIDUAL)

DENNIS A. KALINA and JANIS L. KALINA, herein called grantor, convey(s) to JOSE LUIS VALDEZ-
AYALA, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of
Oregon, described as:

Lots 6 and 7, Block 61, City of Malin, according to the official plat thereof on file in the Office of the Clerk of
Klamath County, Oregon.

CODE 013 MAP:4112-016DA TL:06800 KEY: 125082

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants,
conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the
land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$125,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE
TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5
TO 22 OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING
TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL AS DEFINED IN ORS 92.010 OR
215.010, TO VERIFY THE APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE
RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF
CHAPTER 424, OREGON LAWS 2007.

Dated November 26, 2008.

DENNIS A. KALINA

JANIS L. KALINA

STATE OF OREGON, County of Klamath) ss.

On November 26, 2008 personally appeared the above named DENNIS A. KALINA and JANIS L.
KALINA and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 65760MS

Before me: Pam Shellito
Notary Public for Oregon

My commission expires: Nov 8, 2009

Official Seal

