

CHARITY DEED  
CATHERINE PRESTON, as to an undivided 1/2 interest,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN CHAVARRIA, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

\*\*\*1/2 interest, ALL AS TENANTS IN COMMON

Lot 3 in Block 1, Tract 1189, MISTY MOUNTAIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**"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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."**

*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 and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed 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 \$ 7,000.00

<sup>1</sup> However, the actual consideration paid for this transfer, stated in XXXXXX, consists of XXXXXX of the consideration paid for this transfer, stated in XXXXXX. The singular includes the plural and all grammatical

See ~~CRS 33-3-301X~~

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.

This instrument was executed this 16<sup>th</sup> day of August, 19 94;

In Witness Whereof, the grantor has executed this instrument this 16th day of October, 1911, 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.

*Arthur Shupe, Attorney in fact for*  
*Patricia Preston*

**STATE OF OREGON.**

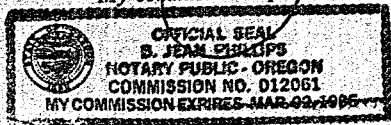
County of Klamath, ss.  
8-16-94, 1994.

Personally appeared the above named  
CATHERINE PRESTON by Billy Stuch attorney  
EDWARD G. BRENNAN in fact

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be THEIR voluntary act and deed.

**Before me:**

Notary Public for Oregon  
My commission expires:



STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_  
\_\_\_\_\_ 19 \_\_\_\_\_, by \_\_\_\_\_  
\_\_\_\_\_ president, and by \_\_\_\_\_  
\_\_\_\_\_ secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_ (SEAL)  
My commission expires: \_\_\_\_\_

CATHERINE PRESTON

GRANTOR'S NAME AND ADDRESS

JOHN CHAVARRIA

GRANTEE'S NAME AND ADDRESS

After recording return to:

~~JOHN CHAVARRIA~~

NAME, ADDRESS, ZIP

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

**JOHN CHAVARRIA**

NAME ADDRESS ZIP

**STATE OF OREGON.**

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~~County of \_\_\_\_\_  
I certify that the within instrument was  
received for record on the \_\_\_\_\_  
day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
file/reel number \_\_\_\_\_,  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.~~

Recording Officer

By \_\_\_\_\_ Deputy

**MOUNTAIN TITLE COMPANY**

State of Oregon

County of Klamath

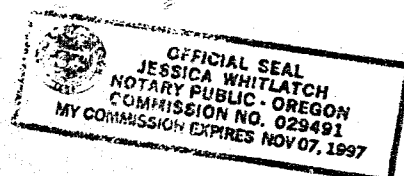
25921

Personally appeared the above named EDWARD C. BRENNAN  
and acknowledged the foregoing instrument to be his voluntary act and  
deed.

WITNESS My hand and official seal.

(seal)

Jessica Whitlatch  
Notary Public for Oregon  
My Commission expires: 11/7/97



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co  
of Aug A.D., 19 94 at 9:54 o'clock A M., and duly recorded in Vol. M94 day  
of Deeds on Page 25920

FEE \$35.00

Evelyn Biehn  
By Dorinda Mulendore County Clerk