

86363

MOUNTAIN TITLE COMPANY

92166

WARRANTY DEED MTC 22704 HF

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KNOW ALL MEN BY THESE PRESENTS, That CATHERINE PRESTON, as to an undivided 1/2 interest, EDWARD C. BRENNAN and AVELINA B. BRENNAN, as tenants by the entirety, as to an undivided\*\*\* hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN CHAVARRIA

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 DOCUMENT IS BEING RERECORDED TO ADD NOTARY ACKNOWLEDGEMENT AND ADDRESS\*\*

MOUNTAIN TITLE COMPANY

"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

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.

In Witness Whereof, the grantor has executed this instrument this 16th day of August, 1994; 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.

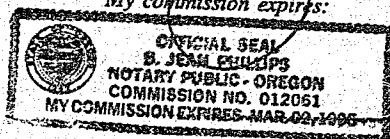
STATE OF OREGON, County of Klamath, ss. 8-16-94, 1994.

Personally appeared the above named CATHERINE PRESTON, EDWARD C. BRENNAN, AVELINA B. BRENNAN, by Betty Shuck, attorney 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 My commission expires: (SEAL)

CATHERINE PRESTON

GRANTOR'S NAME AND ADDRESS

JOHN CHAVARRIA 8607 McLOUGHLIN LANE KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

JOHN CHAVARRIA 8607 McLOUGHLIN LANE KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

JOHN CHAVARRIA 8607 McLOUGHLIN LANE KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR RECORDER'S USE

STATE OF OREGON, ss.

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.

By \_\_\_\_\_ Recording Officer Deputy

MOUNTAIN TITLE COMPANY

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12-07-94P01:48 RCVD 08-22-94A09:54 RCVD

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25921

State of Oregon

County of Klamath

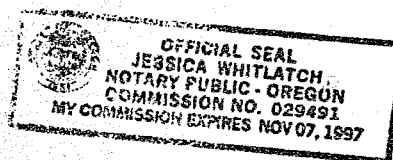
August 17, 1994

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 the 22nd day  
of Aug A.D., 19 94 at 9:54 o'clock A.M., and duly recorded in Vol. 194  
of Deeds on Page 25920

FEE \$35.00

Evelyn Biehn County Clerk

INDEXED

By Deedene Miller

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State of Oregon

County of KLAMATH

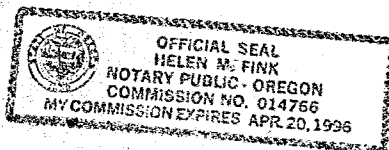
August 16, 1994

Personally appeared the above named AVELINA B. BRENNAN  
and acknowledged the foregoing instrument to be HER voluntary act and  
deed.

WITNESS My hand and official seal.

(seal)

Helen M. Fink  
Notary Public for Oregon  
My Commission expires: 4/20/96



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 7th day  
of Dec A.D., 19 94 at 1:48 o'clock P.M., and duly recorded in Vol. M94  
of Deeds on Page 37229

FEE \$10.00

Evelyn Biehn County Clerk

By Deedene Miller