

18820

MTC 38268KR

## WARRANTY DEED

Vol. m96 Page 15463

JOHN B. HAMOR and JUNE G. HAMOR, husband and wife,  
Grantor(s) hereby grant, bargain, sell and convey to:  
JANET F. AVANT,

Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

Lot 7 in Block 49 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT  
NO. 2, according to the official plat thereof on file in the office of  
the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the 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.

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.

The true and actual consideration for this conveyance is \$ 4,200.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: , P.O. Box 70, Glide, OR 97443

Dated this 23rd day of May, 19 96

X John B. Hamor  
JOHN B. HAMOR

X  
JUNE G. HAMOR

## NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_ SS. May 19 96

Personally appeared the above named \_\_\_\_\_

JOHN B. HAMOR & JUNE G. HAMOR

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

\* See attached notary acknowledgment \*

Notary Public for Oregon

My commission expires \_\_\_\_\_

(seal)

ESCROW NO. MT38268-KR

Return to:

JANET F. AVANT

P.O. Box 70

GLIDE OR 97443

'96 MAY 29 AM 1:25

- ☒ Acknowledgment of Principal  
☐ Acknowledgment of Surety (Attorney-in-Fact)

STATE OF CALIFORNIA

County of ORANGE } ss

On 33 MAY 96 before me, MARTHA LOU HITCHCOCK  
 (here insert name and title of the officer), personally appeared JOHN D. HAMOR

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature MARTHA LOU HITCHCOCK (Seal)

Western Surety Company Form 1800



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 29th day  
 of May A.D., 19 96 at 11:25 o'clock AM., and duly recorded in Vol. M96  
 of Deeds on Page 15463

FEE \$35.00

By Bernetha G. Letsch, County Clerk