



'97 AUG 29 P3:04

4-51161-5

STATUTORY WARRANTY DEED

~~EDWARD L. COURT AND SANGWORN COURT~~conveys and warrants to JANET AVANT, Grantor,

the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,

LOTS 53 AND 54, BLOCK 32, FOURTH ADDITION TO NIMROD RIVER PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ 4,000.00 (Here comply with the requirements of ORS 93.030)Dated this 26 day of AUGUST 19 97DEATH - 01/15/97
EDWARD L. COURTSangworn Court
SANGWORN COURTSTATE OF OREGON
County of KLAMATH } ss.

BE IT REMEMBERED, That on this 26 day of AUGUST 19 97, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named EDWARD L. COURT AND SANGWORN COURT

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that THEY SHE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



GARY PACKEBUSH
COMM. # 1125293
NOTARY PUBLIC - CALIFORNIA
COUNTY OF SANTA CLARA
Comm. Exp. April 16, 2001

Gary Packebush
Notary Public for Oregon
My Commission expires MARCH 1, 1998 April 16, 2001

Title Order No. K51161SEscrow No. K51161S

After recording return to:

JANET AVANTPO BOX 70GLIDE, OR 97443

Name, Address, Zip

Until a change is requested all tax statement shall be sent

to the following address.

JANET AVANTPO BOX 70GLIDE, OR 97443

Name, Address, Zip

STATE OF OREGON,

County of Klamath ss.

Filed for record at request of:

Klamath County Titleon this 29th day of August A.D., 1997at 3:04 o'clock P. M. and duly recordedin Vol. M97 of Deeds Page 28545

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy.