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97 JUL -7 P3:04

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JOHN R. BOWMAN  
766 BULL RUN RD.  
AZALEA, OR 97410  
JOHN R. BOWMAN & RUTH BOWMAN, TRUSTEES  
BOWMAN LOVING TRUST U/T/D 6/25/97  
766 BULL RUN RD.  
AZALEA, OR 97410  
Grantee's Name and Address

After recording, return to (Name, Address, Zip):

JAMES H. SMITH, ATTORNEY AT LAW  
711 BENNETT AVE.  
MEDFORD, OR 97504

Until requested otherwise, send all tax statements to (Name, Address, Zip):

CLEETUS O. WELLNER  
JOHN R. BOWMAN  
5152 COTTAGE AVE.  
KLAMATH FALLS, OR 97603

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee: \$30.00

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument  
was received for record on the 7<sup>th</sup> day  
of July, 1997, at  
3:04 o'clock P.M., and recorded in  
book/reel/volume No. M97 on page  
21004 and/or as fee/file/instru-  
ment/microfilm/reception No. 40562,  
Record of Deeds of said County.

Witness my hand and seal of County  
affixed.

Bernetha G. Letsch, Co. Clerk  
NAME TITLE

By Kathleen Rose, Deputy.

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that JOHN R. BOWMAN

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by \*\*\*\*

hereinafter called grantee, does hereby grant, bargain, sell and convey unto ALL HIS, RIGHT TITLE & INTEREST  
the grantee and grantee's heirs, successors and assigns,  
that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,  
situated in KLAMATH County, State of Oregon, described as follows, to-wit:

\*\*\*\* JOHN R. BOWMAN AND RUTH BOWMAN, TRUSTEES, OR THEIR  
SUCCESSORS IN TRUST, UNDER THE BOWMAN LOVING® TRUST DATED JUNE 25, 1997,  
AND ANY AMENDMENTS THERETO.

Tract 128 of PLEASANT HOME TRACTS NO. 2, according to the  
official plat thereof on file in the office of the County Clerk  
of Klamath County, Oregon. Tax Acct. 3909-002AC-02900

The liability and obligations of the Grantor to Grantee and Grantee's heirs  
and assigns under the warranties and covenants contained herein or provided  
by law shall be limited to the extent of coverage that would be available  
to Grantor under any policy of title insurance issued to the Grantor at the  
time Grantor acquired the property. The limitations contained herein  
expressly do not relieve Grantor of any liability or obligation under this  
instrument, but merely define the scope, nature and amount of such  
liability or obligations.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized  
in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that  
grantor will warrant and forever defend the 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 \$0.00. However, the  
actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate  
which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be  
made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 25<sup>TH</sup> day of JUNE, 1997, if grantor  
is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do  
so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-  
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-  
PRIATE 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.

John R. Bowman  
JOHN R. BOWMAN

STATE OF OREGON, County of JOSEPHINE ) ss.

This instrument was acknowledged before me on JUNE 25, 1997,

by JOHN R. BOWMAN

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



OFFICIAL SEAL  
JAMES H. SMITH  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 047066  
MY COMMISSION EXPIRES OCT. 31, 1995

Notary Public for Oregon JAMES H. SMITH  
My commission expires 10/31/99