



TITLE &amp; ESCROW, INC.

WARRANTY DEED

Vol M01 Page 3801

ASPEN TITLE ESCROW NO.:01052233

AFTER RECORDING RETURN TO:  
 JAMES RANKIN AND HEATHER RANKIN  
 2216 EZ STREET 1233 Front St.  
 MALIN, OR 97601 Klamath Falls, OR 97601.

UNTIL A CHANGE IS REQUESTED ALL TAX  
 STATEMENTS TO THE FOLLOWING ADDRESS:  
 SAME AS ABOVE

State of Oregon, County of Klamath  
 Recorded 01/30/01, at 3:23 pm.  
 In Vol. M01 Page 3801  
*Linda Smith*  
 County Clerk Fee\$ 21.00

MARVIN E. BOWMAN AND JULIA K. BOWMAN, hereinafter called  
 GRANTOR(S), convey(s) and warrants to JAMES RANKIN AND HEATHER  
 RANKIN, HUSBAND AND WIFE, hereinafter called GRANTEE(S), all  
 that real property situated in the County of Klamath, State of  
 Oregon, described as:

LOTS 10 AND 11, BLOCK 1, TRACT NO. 1181, IN THE COUNTY OF  
 KLAMATH, STATE OF OREGON.

CODE 13, MAP 4112-16DB, TAXLOT 1300

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
 property free of all encumbrances except covenants, conditions,  
 restrictions, reservations, rights, rights of way and easements  
 of record, if any, and apparent upon the land, contracts and/or  
 liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may  
 lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
 \$77,500.00.

In construing this deed and where the context so requires, the  
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
 this 30<sup>th</sup> day of January, 2001.

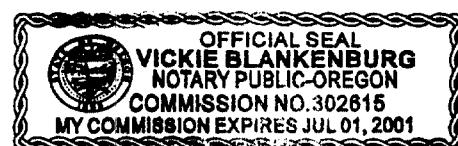
Marvin E. Bowman  
 MARVIN E. BOWMAN

Julia K. Bowman  
 JULIA K. BOWMAN

STATE OF OREGON, County of Klamath)ss.

On January 30, 2001, personally appeared Marvin E. Bowman and  
 Julia K. Bowman who acknowledged the foregoing instrument  
 to be his/her/their voluntary act and deed.

Vickie Blankenburg  
 Notary Public for: Klamath Falls, OR  
 My Commission Expires: 7/01/01



2/1