

2001 JAN 30 PM 3:23



**Aspen**  
TITLE & ESCROW, INC.

WARRANTY DEED

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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 26th 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 26, 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

