

01 MAY 2 AM 11:19

mtc 53793 -
WARRANTY DEED

Vol M01 Page 19978

AMERICAN CASH EQUITIES INC., AN OREGON CORPORATION,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
KRISTEN LYNN BENTZ,
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 23 OF DIAMOND PEAKS, TRACT NO. 1355, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.

2407 007DO 08400 000

KEY NO. 887010

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:

1) THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY
POWERS, INCLUDING THE POWER OF ASSESSMENT AND EASEMENTS OF WALKER RANGE
TIMBER FIRE PATROL; 2) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED
4-26-73, VOLUME M73, PAGE 4975 AND AS AMENDED BY DOCUMENT RECORDED
12-3-75, VOLUME M75, PAGE 15196 AND AS FURTHER AMENDED BY DOCUMENT
RECORDED 5-17-2000, VOLUME M00, PAGE 17884; 3) COVENANTS, CONDITIONS AND
RESTRICTIONS AS SHOWN ON THE RECORDED PLAT OF TRACT NO. 1119-LEISURE
WOODS UNIT; 4) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED 1-2-90,
VOLUME M90, PAGE 30, AND AS AMENDED BY DOCUMENT RECORDED 11-10-92,
VOLUME M92, PAGE 26591 AND AS AMENDED BY DOCUMENT RECORDED 10-9-98,
VOLUME M98, PAGE 37231 AND AS FURTHER AMENDED BY DOCUMENT RECORDED
5-17-2000, VOLUME M00, PAGE 17884; 5) COVENANTS, CONDITIONS AND
RESTRICTIONS AND EASEMENTS AS SHOWN ON RECORDED PLAT OF DIAMOND PEAKS,
TRACT NO. 1355; 6) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED
5-17-2000, VOLUME M00, PAGE 17878; AND 7) A 16 FOOT UTILITY EASEMENT AS
SHOWN ON DEDICATED PLAT; ALL IN MICROFILM RECORDS OF KLAMATH COUNTY,
ORGON.

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 37,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 92 E. LYNN STREET #101, SEATTLE, WA 98102

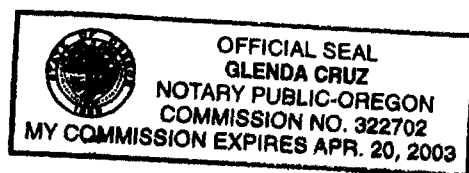
Dated this ¹⁶ 30th day of April, 2001.

AMERICAN CASH EQUITIES INC., AN OREGON
CORPORATION

BY: Joel Gisler

JOEL GISLER, PRESIDENT

State of Oregon
County of DESCHUTES



This instrument was acknowledged before me on April 30, 2001 by JOEL
GISLER AS PRESIDENT OF AMERICAN CASH EQUITIES, INC.,.

Glenda Cruz
(Notary Public for Oregon)

My commission expires 4-20-2003

ESCROW NO. BT034553RK

Return to:

KRISTEN LYNN BENTZ
92 E. LYNN STREET #101
SEATTLE, WA 98102

State of Oregon, County of Klamath
Recorded 05/02/01, at 11:19a.m.
In Vol. M01 Page 19978
Linda Smith,
County Clerk Fee \$ 21.00

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