

**AmeriTitle**

Vol M01 Page

ROGER ALAN SPERLE

1035 STARK STREET

WOODBURN, OR 97071

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1035 STARK STREET

WOODBURN, OR 97071

Escrow No. BT036413RK

Title No. \_\_\_\_\_ Sucks

# STATUTORY WARRANTY DEED

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

ROGER ALAN SPERLE and KATHERINE ELIZABETH SPERLE, husband and wife,

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 22 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-08500-000

KEY NO. 887009

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:

2001/2002 TAXES, A LIEN NOT YET PAYABLE AND

1) THESE 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 12-3-75, VOLUME M75, PAGE 15196, AND AS FURTHER AMENDED 5-17-00, 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 11-10-92, VOLUME M92, PAGE 26591, AND FURTHER AMENDED 10-9-98, VOLUME M98, PAGE 37231, AND DECLARATION ADDING LAND RECORDED 5-17-00, VOLUME M00, PAGE 17884; 5) ORDER FOR CONDITIONAL USE PERMIT NO. 10-99, RECORDED 4-29-99, VOLUME M99, PAGE 16122; 6) COVENANTS CONDITIONS AND RESTRICTIONS AND EASEMENTS AS SHOWN ON RECORDED PLAT OF DIAMOND PEAKS, TRACT NO. 1355; 7) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED 5-17-00, VOLUME M00, PAGE 17878; ALL IN MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

**Easements, Agreements, Covenants, Conditions and Restrictions of record.**

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 35,000.00.

Dated this 24th day of July, 2001.

AMERICAN CASH EQUITIES INC., AN OREGON

26.00M

37033

CORPORATION

BY: Joel Gisler

ITS: President

BY: \_\_\_\_\_

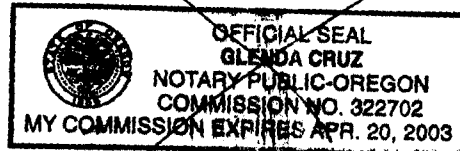
ITS: \_\_\_\_\_

State of Oregon  
County of DESCHUTES

This instrument was acknowledged before me on July 24, 2001 by JOEL  
GISLER AS PRESIDENT OF AMERICAN CASH EQUITIES, INC., AN OREGON CORPORATION.

Glenda Cruz  
(Notary Public for Oregon)

My commission expires 4-20-2003



State of Oregon, County of Klamath  
Recorded 07/25/01 at 3:22 p.m.  
In Vol. M01 Page 37032  
Linda Smith,  
County Clerk Fee \$ 26<sup>00</sup>