



After recording return to:

DANIEL EDWARD CARLSON  
2040 NE HOLLIDAY AVE  
BEND, OR 97701

State of Oregon, County of Klamath  
 Recorded 11/20/01 3:22 p. m.  
 In Vol. M01, Page 59518  
 Linda Smith, County Clerk  
 Fee \$ 26.00 # of Pgs 2

Until a change is requested all tax statements shall be sent to the following address:

DANIEL EDWARD CARLSON  
2040 NE HOLLIDAY AVE  
BEND, OR 97701

Escrow No. BT040109RK

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

mtc 55723

## STATUTORY WARRANTY DEED

**AMERICAN CASH EQUITIES, INC., AN OREGON CORPORATION,**

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

**DANIEL EDWARD CARLSON,**

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 10, DIAMOND PEAKS, TRACT NO. 1355, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

2407 0070A 09300 000

KEY #886957

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) 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) COVENANTS CONDITIONS AND RESTRICTIONS AND EASEMENTS AS SHOWN ON RECORDED PLAT OF DIAMOND PEAKS, TRACT NO. 1355; 6) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED 5-17-00, 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 \$ 34,000.00.

Dated this 19th day of November 2001

AMERICAN CASH EQUITIES, INC., AN OREGON CORPORATION

59519

BY: Joel Gisler  
ITS President

BY: \_\_\_\_\_  
, ITS \_\_\_\_\_

State of Oregon  
County of DESCHUTES

This instrument was acknowledged before me on November 19, 2001 by  
Joel Gisler, AS President OF AMERICAN CASH EQUITIES, INC.,.



R H Knoell  
(Notary Public for Oregon)

My commission expires 7-16-04

Unofficial Copy