

'01 DEC 12 PM 3:12



Vol M01 Page 63632

After recording return to:

JEFFREY J. FREDERICK  
3070 HENDRICKS HILL DRIVE  
EUGENE, OR 97403-3201

State of Oregon, County of Klamath  
Recorded 12/12/01 3:12 p. m.  
Vol M01, Pg 63632-3  
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:

JEFFREY J. FREDERICK  
3070 HENDRICKS HILL DRIVE  
EUGENE, OR 97403-3201

Escrow No. BT040112RK

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

mtc 55711

## STATUTORY WARRANTY DEED

AMERICAN CASH EQUITIES, INC., AN OREGON CORPORATION,

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

**JEFFREY J. FREDERICK and RENEE C. WYSER-PRATTE not as tenants in common, but with right of survivorship,**

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 24 IN BLOCK 5 OF TRACT 1119, LEISURE WOODS, UNIT 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

2407-007D0-05700-000 9 KEY NO. 812623

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) AN EASEMENT RECORDED 7-24-73, VOLUME M73, PAGE 9530; 2) COVENANTS CONDITIONS AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT OF TRACT NO. 1119 - LEISURE WOODS UNIT 2; 3) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED 7-2-90, VOLUME M90, PAGE 30, AND AMENDMENT RECORDED 11-20-92, VOLUME M92, PAGE 26591; 4) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED 10-1-98, VOLUME M98, PAGE 36239 AND AMENDMENT RECORDED VOLUME M98, PAGE 37231, AND AMENDMENT RECORDED 2-23-00, VOLUME M00, PAGE 5556; 5) REGULATIONS AND ASSESSMENTS OF THE DIAMOND PEAKS ROAD & UTILITY ASSOCIATION RECORDED 10-1-98, VOLUME M98, PAGE 36239; 6) ORDER FOR CONDITIONAL USE PERMIT NO. 18-99, SUBJECT TO THE TERMS AND PROVISIONS THEREOF RECORDED 10-7-99, VOLUME M99, PAGE 39970; 7) DECLARATION, COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED 11-22-99, VOLUME M99, PAGE 46338; AND 8) DECLARATION, COVENANTS, CONDITIONS FOR DIAMOND SUMMIT AT LEISURE WOODS RECORDED 11-22-99, VOLUME M99, PAGE 46339 ALL IN THE 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 \$ **65,000.00.**

Dated this 10TH day of DECEMBER, 2001.

AMERICAN CASH EQUITIES, INC., AN OREGON CORPORATION

26.000M

63633

BY: Joel Gisler  
ITS: President

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

State of Oregon  
County of DESCHUTES\_

This instrument was acknowledged before me on DECEMBER 10, 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

