

'01 DEC 12 PM 3:12



Vol M01 Page 63637

After recording return to:

GERALD G. DOANE  
16995 NE FAIRVIEW DRIVE  
DUNDEE, OR 97115

State of Oregon, County of Klamath  
Recorded 12/12/01 3:12 P. m.  
Vol M01, Pg 63637-38  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

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

GERALD G. DOANE  
16995 NE FAIRVIEW DRIVE  
DUNDEE, OR 97115

Escrow No. BT039985RK

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

*mtc 55659*

## STATUTORY WARRANTY DEED

AMERICAN CASH EQUITIES INC., AN OREGON CORPORATION,

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

**GERALD G. DOANE and MARY V. DOANE, as tenants by the entirety,**

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 7 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 007BO 12600 000

KEY #886779

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 10TH day of DECEMBER, 2001.

AMERICAN CASH EQUITIES INC., AN OREGON CORPORATION

63638

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

