

'01 DEC 12 PM3:12



Vol M01 Page 63642

After recording return to:

LEE A. BALZER
4674 NW 138TH PLACE
PORTLAND, OR 97229

State of Oregon, County of Klamath
Recorded 12/12/01 3:12 p. m.
Vol M01, Pg 63642-3
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:

LEE A. BALZER
4674 NW 138TH PLACE
PORTLAND, OR 97229

Escrow No. BT040184RK

Title No. _____

mtc 55730

STATUTORY WARRANTY DEED

AMERICAN CASH EQUITIES, INC., AN OREGON CORPORATION,

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

LEE A. BALZER AND JANET A. BALZER, AS TENANTS IN COMMON, EACH AS TO A ^{UNDIVIDED} 50% INTEREST,

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 16 IN BLOCK 6 OF TRACT 1119, LEISURE WOODS - UNIT 2, ACCOURDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

2407-007DO-04600-000

KEY NO. 9822

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) 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 1-2-90, VOLUME M90 PAGE 30 AND AS AMENDED RECORDED 11-10-92, VOLUME M92 PAGE 26591 AND AS FURTHER AMENDED VOLUME M98 PAGE 37231; 4) THIRD AMENDMENT TO DECLARATIONS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED 11-22-99, VOLUME M99 PAGE 46338; 5) DECLARATION RECORDED 5-17-00, VOLUME M00 PAGE 17884; AND 6) DECLARATIONS, COVENANTS AND CONDITIONS RECORDED 11-22-99, VOLUME M99 PAGE 46339 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 \$ 39,900.00.

Dated this 10TH day of DECEMBER, 2001.

AMERICAN CASH EQUITIES, INC.

BY: *John F. [Signature]*
ITS: President

BY: _____

26.00 M

, 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

