



After recording return to:
KEITH W. TAYLOR
7640 SW 195TH PLACE
ALOHA, OR 97007

State of Oregon, County of Klamath
Recorded 02/06/2002 3:25 p. m.
Vol M02, Pg 7258-59
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

Until a change is requested all tax statements shall be sent to the following address:
KEITH W. TAYLOR
7640 SW 195TH PLACE
ALOHA, OR 97007

Escrow No. BT041165RK
Title No. _____ *mtc 56088*

STATUTORY WARRANTY DEED

AMERICAN CASH EQUITIES, INC. AN OREGON CORPORATION,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
KEITH W. TAYLOR and BABETTE L. TAYLOR, 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 24 IN BLOCK 3 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.

2407-007AO-05200-000 KEY NO. 10847

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; 3) EASEMENTS AS DEDICATED OR DELINEATED ON THE RECORDED PLAT; 4) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED 1-2-90, VOLUME M90, PAGE 30, AND AMENDMENT RECORDED 11-10-92, VOLUME M92, PAGE 26591, AND AMENDMENT RECORDED PAGE 37231, AND THIRD AMENDMENT RECORDED 11-22-99, AND DECLARATION ADDING LAND TO THE THIRD AMENDMENT RECORDED 5-17-00, VOLUME M00, PAGE 17884; 5) DECLARATIONS, COVENANTS AND 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.

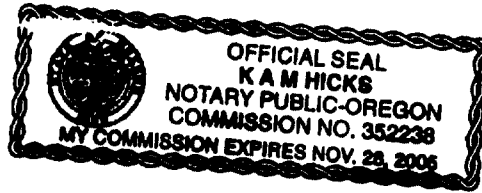
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$ 40,000.00.

Dated this 5th day of February, 2002

AMERICAN CASH EQUITIES, INC. AN OREGON CORPORATION
BY: [Signature]
ITS: President

BY: _____
, ITS: _____



7259

State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on February 5, 2002 by
Joel Thomas Giesler AS President OF AMERICAN CASH EQUITIES, AN OREGON
CORPORATION.

K A M Hicks

(Notary Public for Oregon)

My commission expires 11-28-2006