

'02 MAR 20 PM3:12



THIS SPACE RESERVED FOR RECORDER'S USE

mtc 56561 -

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After recording return to:

MICHAEL W. GEROT

1270 RIVER ROAD

EUGENE, OR 97404

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

MICHAEL W. GEROT

1270 RIVER ROAD

EUGENE, OR 97404

Escrow No. BT042383RK

Title No. _____

State of Oregon, County of Klamath

Recorded 03/20/2002 3:12 p m.

Vol M02, Pg 16563

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

AMERICAN CASH EQUITIES, INC., AN OREGON CORPORATION,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MICHAEL W. GEROT and ELIZABETH GEROT, 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 27 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 007A0 05500 000

KEY NO. 10810

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 2-12-02, VOLUME M02, PAGE 8503, ALL IN MICROFILM RECORDS OF
KLAMATH COUNTY, OREGON.

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.

The true and actual consideration for this conveyance is \$ 40,850.00.

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.

Dated this 18th day of March, 2002

AMERICAN CASH EQUITIES, INC., AN OREGON
CORPORATION

BY: Joel Gisler

ITS: President

BY: _____

ITS: _____

State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on MARCH 18, 2002 by
JOEL GISLER AS PRESIDENT OF AMERICAN CASH EQUITIES, INC., AN OREGON
CORPORATION.



Kam Hicks
Notary Public for Oregon

My commission expires 11-28-05