



THIS SPACE RESERVED FOR RECORDER'S USE  
MTC 56494

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After recording return to:

PAUL VAN DONKELAAR

3340 ALDER STREET

EUGENE, OR 97405

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

PAUL VAN DONKELAAR

3340 ALDER STREET

EUGENE, OR 97405

Escrow No. BT042223RK

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

State of Oregon, County of Klamath

Recorded 03/27/2002 3:09 p m.

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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:

**PAUL VAN DONKELAAR and CATRIN VAN DONKELAAR, 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 25 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.**

2407-007A0-05300-000

KEY NO. 717460

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 \$ 40,000.00.

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 25th day of March, 2002.

AMERICAN CASH EQUITIES, INC., AN OREGON

CORPORATION

BY: Joel Guster

ITS: President

BY: \_\_\_\_\_

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

State of Oregon

County of DESCHUTES

This instrument was acknowledged before me on March 25, 2002 by  
Joel Guster AS President OF AMERICAN CASH EQUITIES, INC., AN OREGON  
CORPORATION.



Kam Hicks  
(Notary Public for Oregon)

My commission expires

11-28-05