

'02 MAR 28 AM 11:06

AmeriTitle

THIS SPACE RESERVED FOR RECORDER'S USE
MTC 56748

Vol M02 Page 18296

After recording return to:

MICHAEL A. MCELROY

2115 WEST 20TH AVE

EUGENE, OR 97405

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

MICHAEL A. MCELROY

2115 WEST 20TH AVE

EUGENE, OR 97405

Escrow No. BT042917RK

Title No. _____

State of Oregon, County of Klamath

Recorded 03/28/2002 11:06 a m.

Vol M02, Pg 18296

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 A. MCELROY

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 26 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.**

2407-007A0-05400-000

KEY NO. 10829

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 CREATED BY INSTRUMENT 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; 4) EASEMENTS AS
DEDICATED OR DELINEATED ON THE RECORDED PLAT, ALL IN THE 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, AN OREGON
CORPORATION.



K A M Hicks
(Notary Public for Oregon)

My commission expires 11-28-05