



THIS SPACE RESERVED FOR RECORDER'S USE

mt 5755Q

Vol M02 Page 37802

After recording return to:

KELLY AARON SARGENT
1947 WOODSON LOOP
EUGENE, OR 97405

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

KELLY AARON SARGENT
1947 WOODSON LOOP
EUGENE, OR 97405

Escrow No. BT045189RK

Title No. _____

State of Oregon, County of Klamath
Recorded 07/01/2002 3:02 p.m.
Vol M02, Pg 37802
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

AMERICAN CASH EQUITIES, INC. ~~AS ITS~~ //

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
KELLY AARON SARGENT and PATRICIA LOUISE SARGENT, 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 23 IN BLOCK 6, 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.**

2407-007D0-03500-000

KEY NO. 9966

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; 3) COVENANTS, CONDITIONS AND RESTRICTIONS
RECORDED 2-12-02, VOLUME M02, PAGE 8503, RE-RECORDED 4-15-02, VOLUME M02,
PAGE 21922; 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 \$ 36,000.00.

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 28th day of June, 2002.

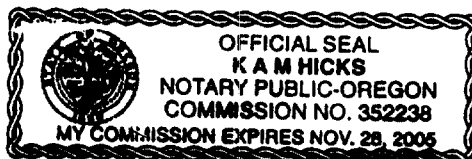
AMERICAN CASH EQUITIES, INC., AN OREGON
CORPORATION

BY: [Signature]

ITS: President

BY: _____

ITS: _____



State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on June 28, 2002 by
Joel Gister AS President OF AMERICAN CASH EQUITIES, INC., AN OREGON
CORPORATION.

[Signature: Kam Hicks]
(Notary Public for Oregon)

My commission expires 11-28-05