



THIS SPACE RESERVED FOR RECORDER'S USE
mTC 57845

After recording return to:

LANCE M. PIXLER
85014 SPENCER HOLLOW ROAD
EUGENE, OR 97405

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

LANCE M. PIXLER
85014 SPENCER HOLLOW ROAD
EUGENE, OR 97405

Escrow No. BT045684RK

Title No. _____

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State of Oregon, County of Klamath

Recorded 07/30/2002 3:06 p m.

Vol M02. Pg 43043

Linda Smith, County Clerk

Fee \$ 2/60 # of Pgs 1

'02 JUL 30 PM3:06

WARRANTY DEED

AMERICAN CASH EQUITIES, INC., AN OREGON CORPORATION,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
LANCE M. PIXLER and GINA L.S. PIXLER, 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 31, DIAMOND PEAKS, TRACT NO. 1355, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.**

2407-007D0-08600-000

KEY NO. 887018

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) TAXES FOR FISCAL YEAR 2002/2003, A LIEN NOT YET DUE AND PAYABLE; 2)
THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY
POWERS, INCLUDING THE POWER OF ASSESSMENT AND EASEMENTS OF WALKER RANGE
TIMBER FIRE PATROL; 3) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED
4-26-73, VOLUME M73, PAGE 4975 AND AMENDMENT RECORDED 12-3-75, VOLUME
M75, PAGE 15196 AND DELCARATION ADDING LAND RECORDED 5-17-00, VOLLUME 00,
PAGE 17884 AND AMENDED AND RESTATED DECLARATION, COVENANTS AND
CONDITIONS FOR THE DIAMOND PEAKS AT LEISURE WOODS I AND II HOMEOWNERS
ASOCIATION, INC., RECORDED 2-5-02, VOLUME M02, PAGE 6873; 4) STATEMENTS
CONTAINED ON THE FACE OF THE RECORDED PLAT OF DIAMOND PEAKS, TRACT NO.
1355; 5) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED 5-17-00, VOLUME
M00, PAGE 17878; AND 6) DOMESTIC WATER WELL AGREEMENT AND EASEMENT
RECORDED 2-5-02, VOLUME M02, PAGE 6884 AND RERECORDED 2-20-02, VOLUME
M02, PAGE 9849, 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 pursuant to an IRC
1031 exchange on behalf of Grantor and/or Grantee.

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 29th day of July, 2002.

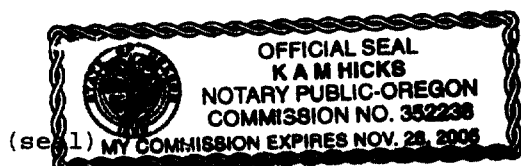
AMERICAN CASH EQUITIES, INC.

Joel Gister
BY ITS: President

STATE OF Oregon ss. July 29 2002
COUNTY OF De-Schutes

Personally appeared the above named Joel Gister as
President for American Cash Equities, Inc.

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

K.A.M. Hicks
Notary Public for Oregon
My commission expires 11-28-2005