



mtc 57960-

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 44427

After recording return to:
ELMER J. SEPEDE LIVING TRUST DTD
3465 ONE NATION AVENUE
LAS VEGAS, NV 89121

Until a change is requested all
tax statements shall be sent to
the following address:
ELMER J. SEPEDE LIVING TRUST DTD
3465 ONE NATION AVENUE
LAS VEGAS, NV 89121

Escrow No. BT046201RK
Title No. _____

State of Oregon, County of Klamath
Recorded 08/07/2002 11:03 a. m.
Vol M02, Pg 44427
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

'02 AUG 7 AM 11:03

WARRANTY DEED

AMERICAN CASH EQUITIES, INC., AN OREGON CORPORATION,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ELMER J. SEPEDE, TRUSTEE OF THE ELMER J. SEPEDE LIVING TRUST DTD 4/27/99
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 53, DIAMOND PEAKS, TRACT NO. 1355, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.

2407-007D0-09300-000

KEY #887027

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) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED 2-12-02, VOLUME M02,
PAGE 8514, 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 \$ 34,000.00.

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 2nd day of August, 2002.

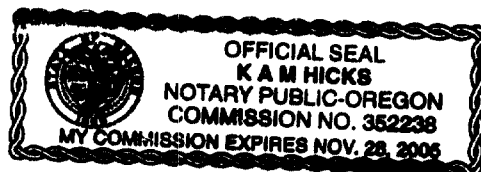
AMERICAN CASH EQUITIES, INC., AN OREGON
CORPORATION

BY: [Signature]
ITS: President

BY: _____
, ITS: _____

State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on August 2, 2002 by
AMERICAN CASH EQUITIES, INC. Joel Eisler AS President OF AMERICAN CASH
EQUITIES, INC., AN OREGON CORPORATION.



[Signature: Kam Hicks]
(Notary Public for Oregon)
My commission expires 11-28-05