



Vol M02 Page 44796

After recording return to:
THE DOUGLAS LIVING TRUST DATED 7-
28701 SW MEADOWS LOOP
WILSONVILLE, OR 97070

Until a change is requested all
tax statements shall be sent to
the following address:
THE DOUGLAS LIVING TRUST DATED 7-
28701 SW MEADOWS LOOP
WILSONVILLE, OR 97070

Escrow No. BT045604RK
Title No. _____

State of Oregon, County of Klamath
Recorded 08/08/2002 3:00 p. m.
Vol M02, Pg 44796
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:
**ALLAN D. DOUGLAS AND KATHLEEN DOUGLAS, TRUSTEES OF THE DOUGLAS LIVING TRUST
DATED 7-30-02**
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 16, BLOCK 2, 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.**

2407-007A0-06600-000 KEY NO. 10632

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) 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; 2) AN EASEMENT CREATED BY INSTRUMENT RECORDED
7-24-73, VOLUME M73, PAGE 9530; 3) COVENANTS, CONDITIONS AND RESTRICTIONS
AS SHOWN ON THE RECORDED PLAT OF TRACT NO. 1119 - LEISURE WOODS UNIT 2;
AND 4) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED 2-12-02, VOLUME
M02, PAGE 8503 AND RE-RECORDED 4-15-02, VOLUME M02, PAGE 21922, MICROFILM
RECORDS OF KLAMATH COUNTY, OREGON.

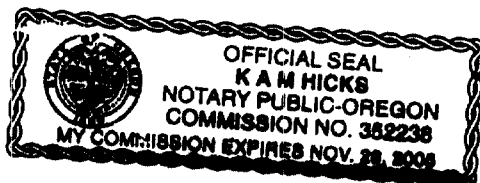
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$ 65,000.00.

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 7th day of August, 2002.

AMERICAN CASH EQUITIES, INC.
BY: [Signature]
ITS: President
BY: _____
ITS: _____



State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on August 7th, 2002 by
Joel Guster AS President OF AMERICAN CASH EQUITIES, INC., AN OREGON
CORPORATION.

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

My commission expires 11-28-05