



Vol M02 Page 44796

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

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

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. \_\_\_\_\_

**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.

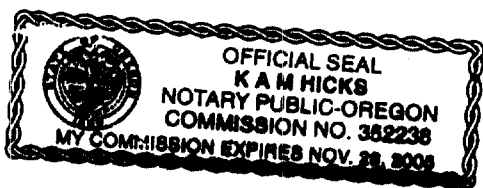
The true and actual consideration for this conveyance is \$ 65,000.00.

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