



THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 45230

After recording return to:  
ROBERT KEVIN ZACHARY  
5606 SW BOULDER LANE  
CULVER, OR 97734

Until a change is requested all  
tax statements shall be sent to  
the following address:  
ROBERT KEVIN ZACHARY  
5606 SW BOULDER LANE  
CULVER, OR 97734

State of Oregon, County of Klamath  
Recorded 08/12/2002 3:17 p. m.  
Vol M02, Pg 45230  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

Escrow No. BT046320RK  
Title No. \_\_\_\_\_

*MTC 57949*  
**WARRANTY DEED**

**AMERICAN CASH EQUITIES, INC., AN OREGON CORPORATION,**  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
**ROBERT KEVIN ZACHARY and CHERYL ANN ZACHARY, 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 24 IN BLOCK 2 OF 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.**

2407-007A0-07500-000 KEY NO. 10534

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 THE 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) EASEMENTS AS DEDICATED OR DELINEATED ON THE  
RECORDED PLAT; 4) COVENANTS, CONDITIONS AND RESTRICTIONS AS SHOWN ON THE  
RECORDED PLAT OF TRACT NO. 1119 - LEISURE WOODS UNIT; AND 5) COVENANTS,  
CONDITIONS AND RESTRICTIONS RECORDED 2-12-02, VOLUME M02, PAGE 8503 AND  
RERECORDED 4-15-02, VOLUME M02, PAGE 21922, MICRO FILM 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 \$ 102,600.00.

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 9th day of August, 2002.

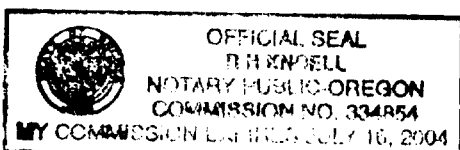
AMERICAN CASH EQUITIES, INC., AN OREGON  
CORPORATION  
BY: *Jack Busler*

ITS: President

BY: \_\_\_\_\_  
, ITS: \_\_\_\_\_

State of Oregon  
County of DESCHUTES

This instrument was acknowledged before me on August 9, 2002 by  
*Jack Busler* AS President OF AMERICAN CASH EQUITIES, INC., AN OREGON  
CORPORATION.



*Jack Busler*  
(Notary Public for Oregon)  
My commission expires 7-16-04

21.00<sup>m</sup>