



After recording return to:

FRANK E. PLATT
7040 NE 11TH STREET
REDMOND, OR 97756

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

FRANK E. PLATT
7040 NE 11TH STREET
REDMOND, OR 97756

Escrow No. BT046023RK
Title No.

Vol M02 Page 53329

State of Oregon, County of Klamath
Recorded 09/18/2002 3:07 p. m.
Vol M02, Pg 53329
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

'02 PM3:07

WARRANTY DEED

AMERICAN CASH EQUITIES, INC., AN OREGON CORPORATION,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
FRANK E. PLATT and MONICA J. PLATT, 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 12 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.

2407-007A0-06000-000

KEY NO. 10730

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) COVENANTS, CONDITIONS AND RESTRICTIONS AS SHOWN ON
THE RECORDED PLAT OF TRACT NO. 1119-LEISURE WOODS UNIT; AND 4) COVENANTS,
CONDITIONS AND RESTRICTIONS RECORDED 2-12-02, VOLUME M02, PAGE 8503,
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 \$ 52,250.00.

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 17th day of Sept., 2002.

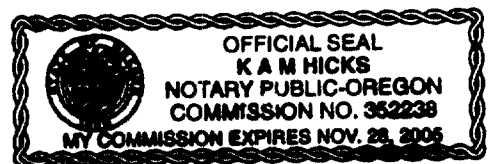
AMERICAN CASH EQUITIES, INC., AN OREGON

CORPORATION
BY: Joel Gistler
ITS: President

BY: _____
ITS: _____

State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on September 17, 2002 by
Joel Gistler AS President OF AMERICAN CASH EQUITIES, INC., AN OREGON
CORPORATION.



K A M Hicks
(Notary Public for Oregon)

My commission expires 11-28-05