



mtc 58802 -

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 63208

After recording return to:  
THE THEODORA P. SIRAGUSA TRUST DT  
721 N. MAYFLOWER ROAD  
LAKE FOREST, IL 60045

Until a change is requested all  
tax statements shall be sent to  
the following address:  
THE THEODORA P. SIRAGUSA TRUST DT  
721 N. MAYFLOWER ROAD  
LAKE FOREST, IL 60045

Escrow No. BT048870RK  
Title No. \_\_\_\_\_

State of Oregon, County of Klamath  
Recorded 11/01/2002 10:58 a m.  
Vol M02, Pg 63208-09  
Linda Smith, County Clerk  
Fee \$ 260 # of Pgs 2

## WARRANTY DEED

AMERICAN CASH EQUITIES, INC, AN OREGON CORPORATION,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
THEODORA P. SIRAGUSA, TRUSTEE OF THE THEODORA P. SIRAGUSA TRUST DATED APRIL  
10, 1986

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 17, 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.

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 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.

SELLER WARRANTS TO BUYER AND BUYER'S SUCCESSORS AND ASSIGNS THAT THE  
SYSTEM'S DEVELOPMENT CHARGE REFERRED TO IN ARTICLE IV, SECTION 6B(4) OF  
THE AMENDED AND RESTATED DECLARATION (RECORDED APRIL 15, 2002 IN VOLUME  
M02, PAGE 21922, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON) DOES NOT  
APPLY TO THIS PROPERTY.

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 \$ 66,500.00.

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 31st day of October, 2002

AMERICAN CASH EQUITIES, INC, AN OREGON  
CORPORATION  
BY: [Signature]

ITS: President

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

State of Oregon  
County of DESCHUTES

63209

This instrument was acknowledged before me on October 31, 2002 by  
Joel G. Star AS President OF AMERICAN CASH EQUITIES, INC., AN OREGON  
CORPORATION.

Kathleen Kirtley  
(Notary Public for Oregon)

My commission expires May 23, 2006



Unofficial Copy