



MR 58948

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

JEFFREY MAXWELL

2972 COUNTRY LN

EUGENE, OR 97401

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

JEFFREY MAXWELL

2972 COUNTRY LN

EUGENE, OR 97401

Escrow No. BT049285RK

Title No. \_\_\_\_\_

State of Oregon, County of Klamath  
Recorded 11/07/2002 10:58a m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 NOV 7 AM 10:58

## WARRANTY DEED

AMERICAN CASH EQUITIES, INC.,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

JEFFREY MAXWELL and CARLENE A. MAXWELL, 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 8 OF DIAMOND PEAKS, TRACT NO. 1355, ACCORDING TO THE OFFICIAL PLAT  
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,  
OREGON.**

2407-007B0-12700-000

KEY NO. 886978

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 EASEMENT OF WALKER RANGE  
TIMBER FIRE PATROL; 2) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED  
2-12-02, VOLUME M02, PAGE 8514; 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 \$ 33,000.00.

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 4th day of November, 2002

AMERICAN CASH EQUITIES, INC.

BY: [Signature]

ITS: President

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

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

State of Oregon  
County of DESCHUTES

This instrument was acknowledged before me on November 4, 2002 by  
Joel Giesler AS President OF AMERICAN CASH EQUITIES, INC.,.

Kathleen Kirtley  
(Notary Public for Oregon)  
My commission expires May 23, 2006

