



MTZ 59460-

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

MARY DIANE COCHRAN1020 NW WALL STREETBEND, OR 97701

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

MARY DIANE COCHRAN1020 NW WALL STREETBEND, OR 97701Escrow No. BT050622RK

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

Vol M02 Page 73006

State of Oregon, County of Klamath

Recorded 12/16/2002 11:02 a m.Vol M02, Pg 73006

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 DEC 16 AM 11:02

## WARRANTY DEED

AMERICAN CASH EQUITIES, INC.,

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

MARY DIANE COCHRAN

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 5 IN BLOCK 5 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.

2407-007AO-08000-000

KEY NO. 10473

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 RERECORDED  
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 \$ 100,000.00.

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 13th day of Dec, 2002

AMERICAN CASH EQUITIES, INC.

BY: Joel GislerITS: President

State of Oregon

County of DESCHUTES

This instrument was acknowledged before me on December 13, 2002 by  
Joel Gisler AS President OF AMERICAN CASH EQUITIES, INC.,.

Joel Gisler  
(Notary Public for Oregon)

My commission expires 7-16-2004

OFFICIAL SEAL

R H KNOELL

NOTARY PUBLIC-OREGON

COMMISSION NO. 334854

MY COMMISSION EXPIRES JULY 16, 2004

21.00