

'02 DEC 20 AM10:52

MTL 59481

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:

JAN D. EMEHISER

21785 EASTMONT DR

BEND, OR 97701

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

JAN D. EMEHISER

21785 EASTMONT DR

BEND, OR 97701

Escrow No. BT050694RK

Title No.

Vol M02 Page 74456

State of Oregon, County of Klamath

Recorded 12/20/2002 10:52 a. m.

Vol M02, Pg 74456-57

Linda Smith, County Clerk

Fee \$ 2600 # of Pgs 2

WARRANTY DEED

AMERICAN CASH EQUITIES LLC,

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

JAN D. EMEHISER and KATHLEEN M. EMEHISER, 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:

2407-007D0-00100-000

KEY NO. 10357

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
TIMER 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; 4) EASEMENTS AS DEDICATED
AND DELINEATED ON THE RECORDED PLAT; 5) 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 \$ 107,000.00.

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 18th day of December, 2002

AMERICAN CASH EQUITIES LLC

BY:

ITS:

President

State of Oregon

County of DESCHUTES

This instrument was acknowledged before me on December 18, 2002 by
Jan Ehiser AS President OF AMERICAN CASH EQUITIES, INC.,.

Kathleen Kirtley

(Notary Public for Oregon)

My commission expires 5-23-06



EXHIBIT "A"
LEGAL DESCRIPTION

74457

Lot 8 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.