



mtc 59645 -

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 03327

After recording return to:

JENNIFER CURRIN GUTRIDGE31023 SW SANDY COURTWILSONVILLE, OR 97070

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

JENNIFER CURRIN GUTRIDGE31023 SW SANDY COURTWILSONVILLE, OR 97070Escrow No. BT051238RK

Title No. _____

State of Oregon, County of Klamath

Recorded 01/17/2003 3:07 p. m.

Vol M03 Pg 03327-28

Linda Smith, County Clerk

Fee \$ 26⁰⁰ # of Pgs 2

'03 JAN 17 PM 3:07

WARRANTY DEED

AMERICAN CASH EQUITIES, INC,

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

JENNIFER CURRIN GUTRIDGE AND SHANE P. GUTRIDGE, AS TENANTS BY THE ENTIRETY,
AS TO AN UNDIVIDED 50% INTEREST AND KENNETH E. HIBBARD AS TO AN UNDIVIDED 25%
INTEREST AND MARJIE IRWIN AS TO AN UNDIVIDED 25% INTEREST

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:

LOTS, 21, 24 AND 25 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.

2407-007D0-08300-000

KEY NO. 887008

2407-007D0-07900-000

KEY NO. 887011

2407-007D0-07800-000

KEY NO. 887012

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) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED
4-26-73, VOLUME M73, PAGE 4975, AND AMENDMENT RECORDED 12-3-75, VOLUME
M75, PAGE 15196, AND DECLARATION RECORDED 5-17-00, VOLUME M00, PAGE
17884, AND AMENDMENT AND RESTATED DECLARATION, COVENANTS AND CONDITIONS
FOR DIAMOND PEAKS AT LEISURE WOODS I AND II HOMEOWNERS ASSOCIATION, INC.,
RECORDED 2-5-02, VOLUME M02, PAGE 6873; 3) STATEMENT CONTAINED ON THE
FACE OF RECORDED PLAT OF DIAMOND PEAKS, TRACT NO. 1355; 4) COVENANTS,
CONDITIONS AND RESTRICTIONS RECORDED 5-17-00, VOLUME M00, PAGE 17878; 5)
DOMESTIC WATER WELL AGREEMENT AND EASEMENT RECORDED 2-5-02, VOLUME M02,
PAGE 6884 AND RERECORDED 2-20-02, VOLUME M02, PAGE 9849; 6) COVENANTS,
CONDITIONS AND RESTRICTIONS RECORDED 2-12-02, VOLUME M02, PAGE 8514; AND
7) EASEMENTS AS DEDICATED OR DELINEATED ON THE RECORDED PLAT, 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 16th day of January, 2003.

AMERICAN CASH EQUITIES, INC

BY: [Signature]ITS: President

BY: _____

, ITS: _____

03328

State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on Jan. 16, 2003 by
Del Gister AS President OF AMERICAN CASH EQUITIES, INC.,.

Kathleen Kirtley
(Notary Public for Oregon)

My commission expires 5-23-2006

