



After recording return to:

JANET F. TANKERSLEY  
1841 THOMSEN LANE NW  
MCMINNVILLE, OR 97128

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

JANET F. TANKERSLEY  
1841 THOMSEN LANE NW  
MCMINNVILLE, OR 97128

Escrow No. BT051608RK  
Title No. \_\_\_\_\_

Vol M03 Page 04958

State of Oregon, County of Klamath  
Recorded 01/27/2003 3:08 P. m.  
Vol M03 Pg 04958  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

'03 JAN 27 PM3:08

## WARRANTY DEED

AMERICAN CASH EQUITIES, INC., AN OREGON CORPORATION,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
JANET F. TANKERSLEY and THOMAS C. TANKERSLEY, 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 32 IN BLOCK 3 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.

2407-007D0-01100-000

KEY NO. 10259

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: J6

1) AN EASEMENT RECORDED 7-24-73, VOLUME M73, PAGE 9530; 2) COVENANTS,  
CONDITIONS AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT OF TRACT NO.  
1119 - LEISURE WOODS UNIT 2; 3) ORDER FOR CONDITIONAL USE PERMIT NO.  
18-99 RECORDED 10-7-99, VOLUME M99, PAGE 39970 AND RE-RECORDED 11-29-99,  
VOLUME M99, PAGE 47029; 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.

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 \$ 50,000.00.

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 24th day of January, 2003.

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

ITS: President

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

State of Oregon  
County of DESCHUTES

This instrument was acknowledged before me on January 24, 2003 by  
JOEL GISLER AS PRESIDENT OF AMERICAN CASH EQUITIES, INC., AN OREGON  
CORPORATION.

[Signature]  
(Notary Public for Oregon)

My commission expires 7-16-2004

