



MT660122

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 12401

After recording return to:

RANDAL KRUSE630 MONTGOMERY STREET SEALBANY, OR 97321

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

RANDAL KRUSE630 MONTGOMERY STREET SEALBANY, OR 97321Escrow No. BT052705RK

Title No. _____

State of Oregon, County of Klamath

Recorded 02/28/2003 11:10 a m.Vol M03 Pg 12401

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'03 FEB 28 AM 11:10

WARRANTY DEED

AMERICAN CASH EQUITIES, INC,

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

RANDAL KRUSE and JODY KRUSE, as tenants by the entiretyGrantee(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 14 IN BLOCK 2 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.

2407-007A0-06100-000

KEY NO. 10712

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 PWOER 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; 4) ORDER FOR CONDITIONAL USE
PERMIT NO. 18-99 RECORDED 10-7-99, VOLUME M99, PAGE 39970 AND RERECORDED
11-29-99, VOLUME M99, PAGE 47029; AND 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 \$ 75,000.00.

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 27th day of February, 2003.

AMERICAN CASH EQUITIES, INC

BY: Joel GislerITS: President

BY: _____

ITS: _____

State of Oregon

County of DESCHUTES

This instrument was acknowledged before me on February 27, 2003 by
Joel Gisler AS President OF AMERICAN CASH EQUITES, INC.,.



OFFICIAL SEAL

R H KNOELL

NOTARY PUBLIC-OREGON

COMMISSION NO. 334854

MY COMMISSION EXPIRES JULY 16, 2004

Joel Gisler
(Notary Public for Oregon)My commission expires 7-16-2004