



mtc 60944

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 31765After recording return to:  
1031 FACILITATORS, INC.Until a change is requested all  
tax statements shall be sent to  
the following address:  
1031 FACILITATORS, INC.Escrow No. BT055103RK  
Title No. \_\_\_\_\_State of Oregon, County of Klamath  
Recorded 05/12/2003 3:46 P m.  
Vol M03 Pg 31765-68  
Linda Smith, County Clerk  
Fee \$ 36.00 # of Pgs 4

'03 MAY 12 PM 3:06

## WARRANTY DEED

AMERICAN CASH EQUITIES, INC., AN OREGON CORPORATION,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
1031 FACILITATORS, INC. and  
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 42 IN BLOCK 3 OF TRACT NO. 1119 LEISURE WOODS - UNIT 2, ACCORDING TO  
THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON.

RESERVING THEREFROM AN EASEMENT FOR ACCESS, WATERLINE & RESERVOIR  
AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO.

2407-007AO-04400-000

KEY NO. 10927

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 ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS,  
INCLUDING THE POWER OF ASSESSMENT AND EASEMENTS OF WALKER RANGE TIMBER  
FIRE PATROL. #2) EASEMENT RECORDED 7-24-73, VOL M73, PAGE 9530, IN FAVOR  
OF MIDSTATE ELECTRIC COOPERATIVE, INC. FOR TRANSMISSION LINE. #3)  
COVENANTS, CONDITIONS AND RESTRICTIONS AS SHOWN ON PLAT OF TRACT 1119,  
LEISURE WOODS-UNIT 2, AS FOLLOWS: 1) KLAMATH COUNTY BUILDING SETBACK  
REQUIREMENTS, 2) 16 FOOT WIDE DRAINAGE EASEMENT AS SHOWN ON SAID PLAT, 3)  
20 FOOT SIDE PEDESTRIAN AND EQUESTRIAN EASEMENT AS SHOWN ON SAID PLAT, 4)  
30 FOOT WIDE POWERLINE EASEMENT AS SHOWN ON SAID PLAT, 5) 16 FOOT WIDE  
PUBLIC UTILITY AND DRAINAGE EASEMENT CENTERED ON ALL SIDE AND REAR LOT  
LINES FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE DITCHES,  
6) A STRIP OF LAND ALONG HIGHWAY 58 DEDICATED TO THE OREGON DEPARTMENT OF  
TRANSPORTATION. #4) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED  
1-2-90, VOL M90, PAGE 30 AND AMENDED, RECORDED 12-10-92, VOL M92, PAGE  
26591 IN KLAMATH COUNTY. #5) COVENANTS, CONDITIONS AND RESTRICTIONS  
RECORDED 2-5-02, VOL M02, PAGE 6873. #6) DOMESTIC WATER WELL AGREEMENT  
AND EASEMENT, RECORDED 2-5-02, VOL M02, PAGE 6884, RERECORDED 2-20-02,  
VOL M02, PAGE 9849.

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 \$ 39,000.00.

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 11th day of May, 2003.

AMERICAN CASH EQUITIES, INC., AN OREGON  
CORPORATION  
BY: Patrick Gisler  
PATRICK GISLER, SECRETARY

30.6M

31766

State of Oregon  
County of DESCHUTES

This instrument was acknowledged before me on May 9, 2003 by  
PATRICK GISLER AS SECRETARY OF AMERICAN CASH EQUITIES, INC., AN OREGON  
CORPORATI.

Kathleen Kirtley

(Notary Public for Oregon)

My commission expires 5-23-06



## EXHIBIT "A"

Reserving to Grantor, Grantor's Heirs and Assigns an easement upon said lot, as set forth below, for access, operation, maintenance, repair and replacement of the existing water reservoir, pumping facilities, buried lines and gravel access road, and for no other purpose.

ACCESS, WATERLINE & RESERVOIR EASEMENT  
LOT 42, BLOCK 3  
TRACT 1119, LEISURE WOODS - UNIT 2

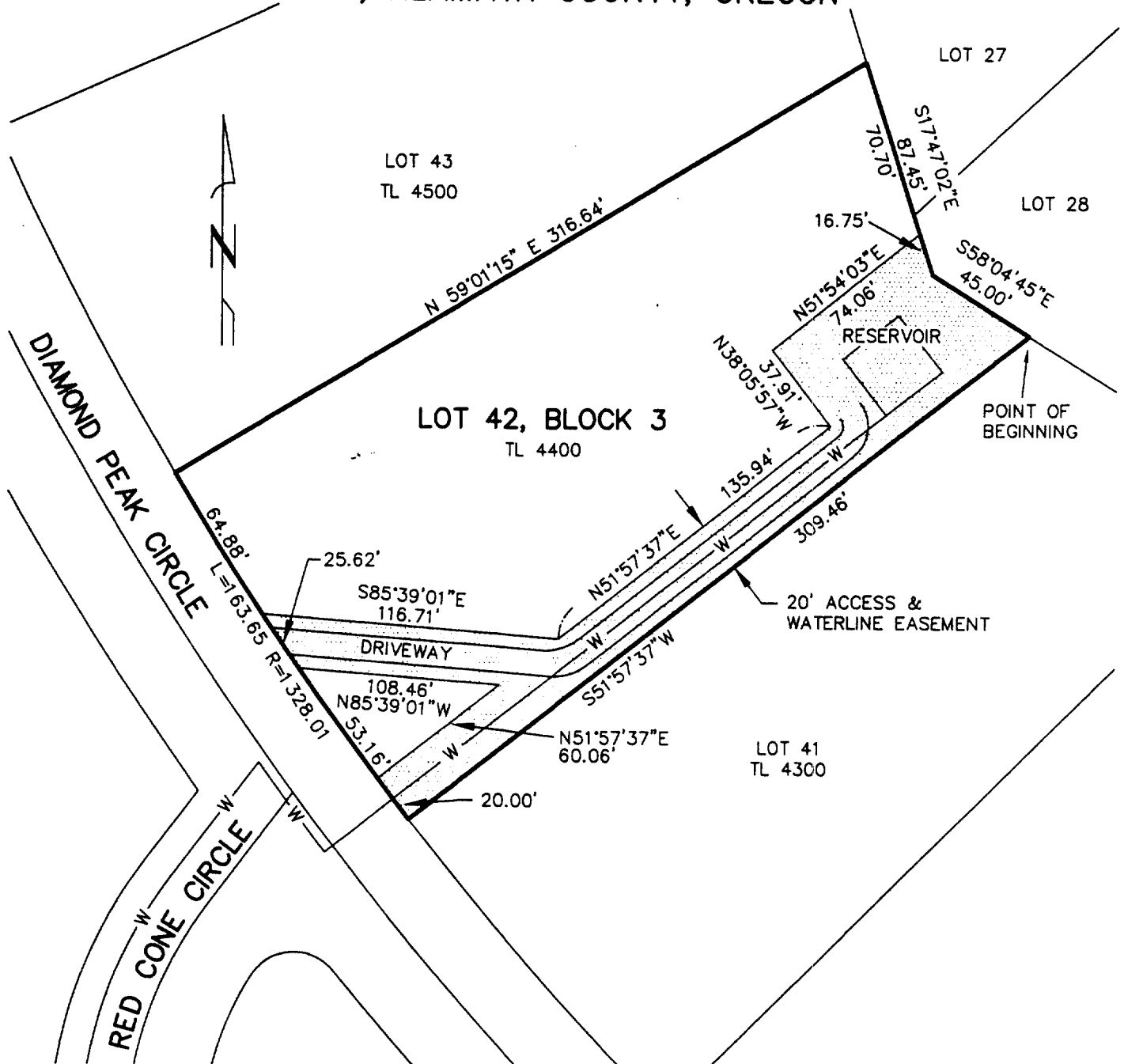
An easement for access, waterline and reservoir, located in Lot 42, Block 3, Tract 1119, Leisure Woods - Unit 2, in Township 24 South, Range 7 East, of the Willamette Meridian, in Klamath County, Oregon, being more particularly described as follows:

Beginning at the easterly corner of said Lot 42, said corner common to Lots 41, 42 and 28; thence South  $51^{\circ}57'37''$  West 309.46 feet to a point on the easterly right of way of Diamond Peak Circle; thence along said easterly right of way 20.00 feet along the arc of a 1328.01 foot radius curve right, the chord of which bears North  $37^{\circ}36'21''$  West 20.00 feet; thence leaving said easterly right of way North  $51^{\circ}57'37''$  East 60.06 feet; thence North  $85^{\circ}39'01''$  West 108.46 feet to a point on the easterly right of way of said Diamond Peak Circle; thence along said easterly right of way 25.62 feet along the arc of a 1328.01 foot radius curve right, the chord of which bears North  $34^{\circ}19'43''$  West 25.62 feet; thence leaving said easterly right of way South  $85^{\circ}39'01''$  East 116.71 feet; thence North  $51^{\circ}57'37''$  East 135.94 feet; thence North  $38^{\circ}05'57''$  West 37.91 feet; thence North  $51^{\circ}54'03''$  East 74.06 feet to a point on the northeasterly property line of said Lot 42; thence along said northeasterly property line South  $17^{\circ}47'02''$  East 16.75 feet; thence continuing along said property line South  $58^{\circ}04'45''$  East 45.00 feet to the POINT OF BEGINNING.

Grantor is responsible for maintenance and repair of the reservoir and the existing gravel road that serves said reservoir.

ACCESS, WATERLINE & RESERVOIR EASEMENT 31768  
FOR  
LEISURE WOODS

LOCATED IN LOT 42, BLOCK 3, TRACT 1119, LEISURE WOODS —  
UNIT 2, IN THE EAST 1/2 OF SECTION 7, T. 24 S., R. 7 E.,  
W.M., KLAMATH COUNTY, OREGON



**TYE ENGINEERING, INC.**

725 NW HILL, BEND, OREGON 97701 (541) 389-6959

DATE: MAY 8, 2003

SCALE: 1"=60'

DRAWN BY: P.A.T.

DWG #: 552-29