

03 MAY 27 AM 11:20

MT- 60977

THIS SPACE RESERVED FOR RECORDER'S USE



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After recording return to:

JAMES BRETT COCHRAN

7477 MCKAIG ROAD

FREDERICK, MD 21701

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

JAMES BRETT COCHRAN

7477 MCKAIG ROAD

FREDERICK, MD 21701

Escrow No. BT055213GC

Title No. _____

State of Oregon, County of Klamath
Recorded 05/27/2003 11:20 a m.

Vol M03 Pg 35466
Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

AMERICAN CASH EQUITIES, INC., AN OREGON CORPORATION,

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

JAMES BRETT COCHRAN

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 7 IN BLOCK 5 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.**

2407-007AO-08200-000

KEY NO. 10455

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 EASEMENT OF WALKER RANGE
TIMBER FIRE PATROL. #2) AN 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 THE RECORDED PLAT
OF TRACT NO. 1119-LEISURE WOODS UNIT 2 TO WIT: 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) STRIP OF LAND ALONG HIGHWAY 58 DEDICATED TO THE
OREGON DEPARTMENT OF TRANSPORTATION. #4) CONDITIONAL USE PERMIT
RESTRICTIVE COVENANT RECORDED 10-7-1999, VOL M99, PAGE 39970 AND
RERECORDED 11-29-99, VOL M99, PAGE 47029. #5) COVENANTS, CONDITIONS AND
RESTRICTIONS RECORDED 2-12-2002, VOL M02, PAGE 8503 AND RERECORDED
4-15-2002, VOL M02, PAGE 21922.

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 \$ 100,000.00.

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 21st day of May, 2003.

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

State of Oregon
County of DESCHUTES



This instrument was acknowledged before me on May 21, 2003 by JOEL
GISLER AS PRESIDENT OF AMERICAN CASH EQUITIES, INC., AN OREGON CORPORATION.

Kathleen Kirtley
(Notary Public for Oregon)

My commission expires 5-23-06

21.00