THIS SPACE RESERVED FOR RECORDER'S USE

Vol. M03 Page 36032

State of Orego	on, Cou	inty	of K	lam	ath
Recorded 05/28	3/2003	3;	28	p.	m.
Recorded 05/28 Vol M03 Pg	3603	32-	. 33	7	
Linda Smith, Co					-
Fee \$ 26∞	# of l	Pgs	2		

After recording return to: DAVID W. MUSGROVE 6823 C STREET SPRINGFIELD, OR 97478

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

DAVID W. MUSGROVE

6823 C STREET

SPRINGFIELD, OR 97478

Escrow No. BT055215GC Title No.

WARRANTY DEED

AMERICAN CASH EQUITIES, INC. AND OREGON CORPORATION,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DAVID W. MUSGROVE and ROBIN L. MUSGROVE, 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 15 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.

2407-007AO-08800-000

KEY NO. 886962

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 STAUTORY POWERS, INCLUDING THE POWER OF ASSESSMENT AND EASEMENTS OF WALKER RANGE TIMBER FIRE PATROL. #2) COVENANTS, CONDITIONS AND RESTRICTIONS, AND EASEMENTS AS SHOWN ON THE OFFICIAL PLAT OF DIAMOND PEAKS, TRACT NO. 1355, TO WIT: "COVENANTS, CONDITIONS AND RESTRICTIONS AS PER VOL M00, PAGE 17884 IN KLAMATH COUNTY RECORDS, COVENANT CONDITIONS AND RESTRICTIONS AS PER VOL M90, PAGE 30 IN KLAMATH COUNTY RECORDS, 16.00 FOOT AND 20.00 FOOT DRAINAGE EASEMENT AS SHOWN, 10.00 AND 30.00 FOOT SLOPE EASEMENTS, 16.00 FOOT UTILITY EASEMENTS, 25.00 FOOT INGRESS/EGRESS EASEMENTS, AND A 10.00 FOOT X 20.00 FOOT EASEMENT FOR CENTURY TELEPHONE AS SHOWN ON SAID PLAT. "NO SEWAGE DISPOSAL FACILITY WIL BE PROVIDED TO THE PURCHASER OF ANY LOT DEPICTED ON THE PLAT." "WE, DIAMOND MEADOWS ROAD AND UTILITY ASSOCIATION, OWNERS OF A PRIVATLY OWNED DOMESTIC WATER SUPPLY SYSTEM, SUBJECT TO THE REGULATIONS BY THE OREGON PUBLIC UTILITY COMMISSION, CERTIFY THAT WATER WILL BE AVAILABLE TO THE LOT LINE OF EACH AND EVERY LOT DEPICTED ON THE PLAT." "3) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED 02-12-2002 VOL M02, PAGE 8514, 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 \$

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	27+4	day of Λ	1ay	. 2003.
AMERICAN CA CORPORATION	ASH POUITIES) INC. A	ND OREGON -	
BY:	VX Pres	fest.		
BY. TTS:				

State of Oregon County of DESCHUTES

This instrument was acknowledged before me on MOUL TO, DODGE AS PROCESSION AMERICAN CASH EQUITIES, INC..

(Notary Public for Oregon)

50306

My commission expires

