

03 MAY 28 PM 3:28

MTC-60978

THIS SPACE RESERVED FOR RECORDER'S USE



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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. _____

State of Oregon, County of Klamath

Recorded 05/28/2003 3:28 p. m.

Vol M03 Pg 36032-33

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

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 WILL BE PROVIDED TO THE PURCHASER OF ANY LOT
DEPICTED ON THE PLAT." "WE, DIAMOND MEADOWS ROAD AND UTILITY ASSOCIATION,
OWNERS OF A PRIVATELY 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 \$ 35,000.00.

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 May, 2003.

AMERICAN CASH EQUITIES, INC. AND OREGON CORPORATION

BY:

ITS:

President

BY:

ITS:

26.00

36033

State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on May 27, 2003 by
Del Gider AS President FOR AMERICAN CASH EQUITIES, INC..

Kathleen Kirtley
(Notary Public for Oregon)

My commission expires 5-23-06

