

03 JUN 11 PM 2:50

MTC-61256



THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 39891

After recording return to:
DAVID T. KAMMERER
PO BOX 42161
EUGENE, OR 97404

State of Oregon, County of Klamath
Recorded 06/11/2003 2:50 p. m.
Vol M03 Pg 39891
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

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

DAVID T. KAMMERER
PO BOX 42161
EUGENE, OR 97404

Escrow No. BT055923GC
Title No. _____

WARRANTY DEED

AMERICAN CASH EQUITIES, INC.,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DAVID T. KAMMERER
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, BLOCK 5, TRACT 1119 LEISURE WOODS, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.

2407-007DO-00400-000 KEY NO. 10339

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 EASEMENTS OF WALKER RANGE
TIMBER FIRE PATROL. 2. AN EASEMENT RECORDED JULY 24, 1973, VOLUME M73,
PAGE 9530. 3. COVENANTS, CONDITIONS AND RESTRICTIONS AS SHOWN ON THE
RECORDED PLAT OF TRACT NO. 1119-LEISURE WOODS UNIT 2. 4. CONDITIONAL USE
PERMIT RESTRICTIVE COVENANT RECORDED OCTOBER 7, 1999, VOLUME M99, PAGE
39970. 5. EASEMENTS AS DEDICATED OR DELINEATED ON THE RECORDED PLAT FOR
DRAINAGE AFFECTING THE NORTHERLY 8 FEET. 6. COVENANTS, CONDITIONS AND
RESTRICTIONS RECORDED FEBRUARY 12, 2002, VOLUME M02, PAGE 8503.

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 \$ 96,000.00.

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 5th day of June, 2003.

AMERICAN CASH EQUITIES, INC.
BY: Joel Gisler
JOEL GISLER, PRESIDENT

State of Oregon
County of DESCHUTES

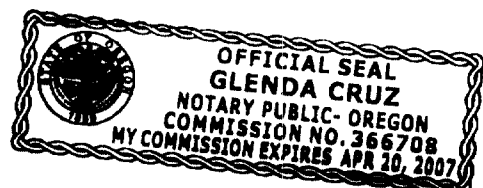
State of Oregon

County of DESCHUTES JUNE 5, 2003

Personally appeared the above named JOEL GISLER, PRESIDENT FOR AMERICAN CASH,
and acknowledged the foregoing instrument to be HIS voluntary act and
deed.

WITNESS My hand and official seal.

Glenda Cruz
Notary Public for Oregon
My Commission expires: 4-20-2007



217