

03 JUN 25 AM 11:10

MTZ-61801

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:

JAY CORY  
10199 SHEFFIELD PLACE  
TRUCKEE, CA 96161

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

JAY CORY  
10199 SHEFFIELD PLACE  
TRUCKEE, CA 96161

Escrow No. BT055750GC

Title No.

Vol M03 Page 43380

State of Oregon, County of Klamath  
Recorded 06/25/2003 11:10 a. m.  
Vol M03 Pg 43380  
Linda Smith, County Clerk  
Fee \$ 2.00 # of Pgs 1

## WARRANTY DEED

**AMERICAN CASH EQUITIES, INC., AN OREGON CORPORATION,**  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
**JAY CORY**

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 12 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-09100-000**

**KEY NO. 886959**

Grantor is lawfully seized in fee simple on the above granted premises, 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- STATEMENTS CONTAINED ON THE FACE OF THE RECORDED  
PLAT OF DIAMOND PEAKS, TRACT NO. 1355, AS FOLLOWS: "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 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. #4- AN EASEMENT DATED 07-24-1973, RECORDED 07-24-1973, VOL  
M73, PAGE 9530, IN FAVOR OF MIDSTATE ELECTRIC COOPERATIVE, INC., FOR  
ELECTRIC TRANSMISSION LINE.**

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 23rd day of June, 2003.

AMERICAN CASH EQUITIES, INC., AN OREGON  
CORPORATION  
BY: Joel Gisler, PRESIDENT

State of Oregon  
County of DESCHUTES

This instrument was acknowledged before me on June 23, 2003 by JOEL  
GISLER AS PRESIDENT OF AMERICAN CASH EQUITIES, INC., AND OREGON CORPORATION.



Kathleen Kirtley  
(Notary Public for Oregon)

My commission expires 5-23-06

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