

WTC-61506

THIS SPACE RESERVED FOR RECORDER'S USE

05-01 11:38 AM

**AmeriTitle**

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After recording return to:

TIMOTHY A. DUY  
818 MARTIN STREET  
EUGENE, OR 97405

State of Oregon, County of Klamath

Recorded 07/08/2003 11:38a m.

Vol M03 Pg 47039

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:

TIMOTHY A. DUY  
818 MARTIN STREET  
EUGENE, OR 97405

Escrow No. BT056666GC

Title No. \_\_\_\_\_

## WARRANTY DEED

**AMERICAN CASH EQUITIES, INC., AN OREGON CORPORATION,**

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

**TIMOTHY A. DUY and HEATHER M. WALLOCH, 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 21 IN BLOCK 5 OF TRACT 1119, LEISURE WOODS - UNIT 2, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON.**

**2407-007DO-05400-000**

**KEY NO. 9742**

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) EASEMENT RECORDED 07-24-1973, VOL M73, PAGE 9530 IN FAVOR OF MIDSTATE  
ELECTRIC COOPERATIVE, INC, FOR TRANSMISSION LINE. #2) COVENANTS,  
CONDITIONS AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT OF TRACT NO.  
1119 - LEISURE WOODS UNIT TO TO WIT: 1. KLAMATH COUNTY BUILDING SETBACK  
REQUIREMENTS, 2. 16FT WIDE DRAINAGE EASEMENT AS SHOWN ON SAID PLAT, 3. 20  
FT PEDESTRIAN AND EQUESTRIAN EASEMENT AS SHOWN ON SAID PLAT, 4. 30 FT  
WIDE POWERLINE EASEMENT AS SHOWN ON SAID PLAT, 5. 16FT WIDE PUBLIC  
UTILITY AND DRAINAGE EASEMENT CENTERED ON ALL SIDE AND REAR LOT LINES FOR  
CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE DITCHES, 6. A  
STRIP OF LAND ALONG HIGHWAY 58 DEDICATED TO THE OREGON DEPARTMENT OF  
TRANSPORTATION. #3) CONDITIONAL USE PERMIT RESTRICTIVE COVENANT DATED  
10-07-1999, RECORDED 10-07-1999, VOL M99, PAGE 39970, RE-RECORDED  
11-29-1999, VOL M99, PAGE 47029. #4) COVENANTS, CONDITIONS AND  
RESTRICTIONS RECORDED 02-12-2002, VOL M02, PAGE 8503, RE-RECORDED  
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 \$ 75,000.00.

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 7th day of July, 2003.

AMERICAN CASH EQUITIES, INC. AN OREGON  
CORPORATION

BY: Joel Gisler  
JOEL GISLER, PRESIDENT

State of Oregon  
County of DESCHUTES



This instrument was acknowledged before me on July 7, 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