

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:

ROBERT E. CULPEPPER1215 NE NOE STREETBEND, OR. 97701

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

ROBERT E. CULPEPPER1215 NE NOE STREETBEND, OR. 97701Escrow No. BT055723GC

Title No. _____

State of Oregon, County of Klamath
Recorded 07/17/2003 11:32 a m.
Vol M03 Pg 50140
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED**AMERICAN CASH EQUITIES, INC.,**

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
ROBERT E. CULPEPPER and ANASTASIA CULPEPPER, 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 20 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.**

2407-007DO-08200-000

KEY NO. 887007

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- EASEMENT, RECORDED 07-24-1973, VOL M73, PAGE
9530, IN FAVOR OF: MIDSTATE ELECTRIC COOPERATIVE, INC., FOR ELECTRIC
TRANSMISSION LINE. #3- COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
AS SHOWN ON RECORDED PLAT OF DIAMOND PEAKS, TRACT NO. 1355, TO WIT:
"COVENANTS, CONDITIONS, AND RESTRICTIONS AS PER VOL M00, PAGE 17884
IN KLAMATH COUNTY RECORDS, COVENANTS, CONDITIONS AND RESTRICTIONS AS PER
VOL M90, PAGE 30 IN KLAMATH COUNTY RECORDS, 16FT AND 20FT DRAINAGE
EASEMENT AS SHOWN, 10FT AND 30FT SLOPE EASEMENTS, 16FT UTILITY EASEMENTS,
25FT INGRESS/EGRESS EASEMENT AND A 10FT X 20FT 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 ASSOC., OWNERS OF A PRIVATELY OWNED DOMESTIC
WATER SUPPLY SYSTEM, SUBJECT TO REGULATION 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." #4- COVENANTS, CONDITIONS AND
RESTRICTIONS RECORDED 2-12-2002, VOL M02, PAGE 8514. #5- EASEMENT AS
DEDICATED OR DELINEATED ON THE RECORDED PLAT, FOR: UTILITY, AFFECTS: THE
NORTHERLY 16 FEET. #6- EASEMENT AS DEDICATED OR DEPICTED ON THE RECORDED
PLAT, FOR: SLOPE, AFFECTS: THE 30 FEET ADJACENT TO ALPINE BREEZE WAY.

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 \$ 36,000.00.

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 16th day of July, 2003.

AMERICAN CASH EQUITIES, INC.
BY: Joel Gislser

JOEL GISLER, PRESIDENT

State of Oregon
County of DESCHUTES



This instrument was acknowledged before me on July 16, 2003 by JOEL
GISLER AS PRESIDENT OF AMERICAN CASH EQUITIES, INC..

Kathleen Kirtley
(Notary Public for Oregon)

My commission expires 5-23-06