

08 JUN 24 AM 11:28

MTC - 61664



THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 52243

After recording return to:  
MARK ROBERT ALLISON  
133 SE DORRIS COURT  
BEND, OR. 97702

Until a change is requested all  
tax statements shall be sent to  
the following address:  
MARK ROBERT ALLISON  
133 SE DORRIS COURT  
BEND, OR. 97702

Escrow No. BT057062GC  
Title No. \_\_\_\_\_

State of Oregon, County of Klamath  
Recorded 07/24/2003 11:28 a m  
Vol M03 Pg 52243  
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:  
**MARK ROBERT ALLISON and LISA EMILY ALLISON, 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 43 IN 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-09500-000 KEY NO. 887025**

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  
TIMER FIRE PATROL. #2- EASEMENT DATED 07-24-1973, RECORDED 07-24-1973,  
VOL M73, PAGE 9530, IN FAVOR OF: MIDSTATE ELECTRIC COOPERATIVE, INC.,  
FOR: ELECTRIC TRANSMISSION LINE. #3- STATEMENT 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 UTILTIY ASSOCIATION,  
OWNERS OF A PRIVATELY OWNED DOMESTIC WATER SUPPLY SYSTEM, SUBJECT TO THE  
REGULATION BY THE OREGON PUBLIC UTILITY COMMISSION, CERTIFY THAT WATER  
WILL BE AVAILABLE TO THE LOT LINE OF EACH AND EVERY LOT ON DEPICTED ON  
THE PLAT." 4- COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED 02-12-2002,  
VOL M02, PAGE 8514, RE-RECORDED M03, PAGE 42377. #5- RULES, REGULATIONS,  
LEVIES AND ASSESSMENTS, OF THE DIAMOND PEAKS TRACT 1355 HOMEOWNER'S  
ASSOCIATION, RECORDED 02-12-2002, VOL M02, PAGE 8514, RE-RECORDED  
06-20-2003, VOL M03, PAGE 42377.

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.

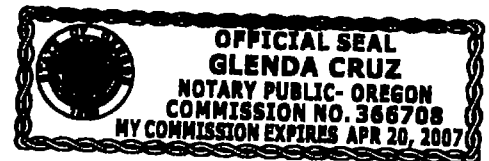
The true and actual consideration for this conveyance is \$ 34,000.00.

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 July, 2003.

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

State of Oregon  
County of DESCHUTES



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

Glenda Cruz  
(Notary Public for Oregon)  
My commission expires 4-20-2007

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