

NJC-62467



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

DREW FORREST SMETANA

18505 SE 36TH ST

VANCOUVER, WA 98683

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

DREW FORREST SMETANA

18505 SE 36TH ST

VANCOUVER, WA 98683

Escrow No. BT059079GC

Title No. _____

State of Oregon, County of Klamath
Recorded 09/08/03 3:28 p m
Vol M03 Pg 66586
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:
DREW FORREST SMETANA and DEANN KAY SMETANA, 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 10 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 09400 000

KEY NO. 887026

Grantor is lawfully seized in fee simple on the above granted premises, SUBJECT
TO: all those items of record 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. STATEMENTS CONTAINED ON THE FACE OF THE RECORDED
PLAT OF DIAMOND PEAKS, TRACT NO. 1355 3. COVENANTS, CONDITIONS AND
RESTRICTIONS RECORDED FEBRUARY 12, 2002, VOLUME M02, PAGE 8514 AND
RE-RECORDED JUNE 20, 2003, VOLUME M03, PAGE 42377, MICROFILM RECORDS OF
KLAMATH COUNTY, OREGON. 4. RULES, REGULATIONS, LEVIES AND ASSESSMENTS,
OF THE DIAMOND PEAKS TRACT 1355 HOMEOWNER'S ASSOCIATION RECORDED FEBRUARY
12, 2002 VOLUME M02, PAGE 8514 AND RE-RECORDED JUNE 20, 2003, VOLUME M03,
PAGE 42377, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

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.

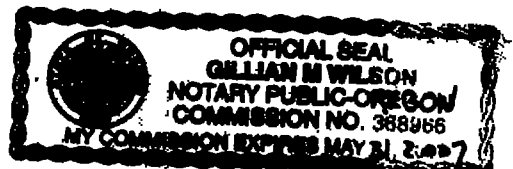
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

Dated this 5th day of September 2003.

AMERICAN CASH EQUITIES, INC.
BY: _____

JOEL GISLER, PRESIDENT

State of Oregon
County of KLAMATH



368466

This instrument was acknowledged before me on September 5, 2003 by JOEL GISLER, AS PRESIDENT FOR AMERICAN CASH EQUITIES, INC.

Gillian M. Wilson
(Notary Public for Oregon)

My commission expires May 31, 2007

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