

03 SEP 22 AM 11:19

MTT-62759

THIS SPACE RESERVED FOR RECORDER'S USE

AmeriTitle

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After recording return to:

RICHARD JENKS

PO BOX 67

AURORA, OR 97002

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

RICHARD JENKS

PO BOX 67

AURORA, OR 97002

Escrow No. BT059686GC

Title No. _____

State of Oregon, County of Klamath

Recorded 09/22/03 11:19 a. m

Vol M03 Pg 70510

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:

RICHARD JENKS

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 17 IN BLOCK 6, 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-04700-000

KEY NO. 9813

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. AN EASEMENT RECORDED JULY 24 1973, VOLUME M73, PAGE 9530, MICROFILM
RECORD OF KLAMATH COUNTY, OREGON. 2. ORDER OF THE KLAMATH COUNTY BOARD OF
COMMISSIONERS FOR CONDITIONAL USE PERMIT NO. 18-99, RECORDED OCTOBER 7,
1999, VOLUME M99, PAGE 39970, RE-RECORDED NOVEMBER 29, 1999, VOLUME M99,
PAGE 47029, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON. 3. COVENANTS,
CONDITIONS AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT OF TRACT NO.
1119, LEISURE WOODS UNIT 2. 4. COVENANTS, CONDITIONS AND RESTRICTIONS
RECORDED FEBRUARY 12, 2002, VOLUME M02, PAGE 8503, RE-RECORDED APRIL 15,
2002, VOLUME M02, PAGE 21922, MICROFILM RECORD OF KLAMATH COUNTY, OREGON.
5. RULES, REGULATIONS, LEVIES AND ASSESSMENTS OF THE DIAMOND SUMMIT AT
LEISURE WOODS, II HOMEOWNER'S ASSOCIATION RECORDED FEBRUARY 12, 2002,
VOLUME M02, PAGE 8503, RE-RECORDED APRIL 15, 2002, VOLUME M02, PAGE
21922, 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 \$ 52,000.00.

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 19th day of Sept., 2003.

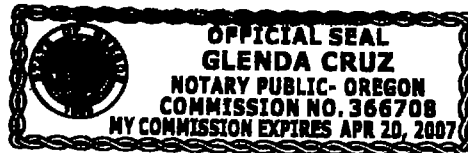
AMERICAN CASH EQUITIES, INC.

BY:

JOEL GISLER, PRESIDENT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 19, 2003 by JOEL
GISLER, PRESIDENT FOR AMERICAN CASH EQUITIES, INC..



Glenda Cruz
(Notary Public for Oregon)

My commission expires 4-20-2007

21.00