

NJC - 603267



Vol M03 Page 82785

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Daniel R. Allen

65604 Tweed Rd.

Bend, OR 97701

State of Oregon, County of Klamath

Recorded 11/06/03 3:13 p.m.

Vol M03 Pg 82785-86

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

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

Daniel R. Allen

65604 Tweed Rd.

Bend, OR 97701

Escrow No. BT060992GC

## WARRANTY DEED

American Cash Equities, Inc., an Oregon Corporation, Grantor(s) hereby grant, bargain, sell, warrant and convey to Daniel R. Allen and Sharon K. Allen, husband and wife, 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 42 in DIAMOND PEAKS, TRACT 1355, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Key No. 887024

2407-007DO-09700-000

Grantor is lawfully seized in fee simple on the above granted premises and 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. Easement for overhead power line, as delineated on the face of said plat. 3. Statements contained on the face of the recorded plat of Diamond Peaks, Tract No. 1355. 4. Covenants, conditions and restrictions recorded February 12, 2002, Volume M02, page 8514, Re-recorded June 20, 2003, Volume M03, page 42377, Microfilm Records of Klamath County, Oregon. 5. Rules, regulations, levies and assessments of The Diamond Peaks Tract 1355 Homeowner's Association recorded February 12, 2002, Volume M02, page 8514, 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 \$32,000.00.

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 November, 2003

American Cash Equities, Inc.

BY: Joel Gisdler  
Joel Gisdler, President

26.00  
AM

State of Oregon  
County of Deschutes

82786

This instrument was acknowledged before me on November 5, 2003 by Joel Gisler, President for American Cash Equities, Inc..

Glenda Cruz  
(Notary Public for Oregon)

My commission expires 4-20-2007

