

03 DEC 22 AM 11:26



WTC - 63665

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mary Diane Keith

1020 NW Wall St.

Bend, OR 97701

State of Oregon, County of Klamath

Recorded 12/22 /03 11:26 a . m

Vol M03 Pg 92439-42

Linda Smith, County Clerk

Fee \$ 36.00 # of Pgs 4

Until a change is requested all

tax statements shall be sent to

The following address:

Mary Diane Keith

1020 NW Wall St.

Bend, OR 97701

Escrow No.

BT062083GC

STATUTORY WARRANTY DEED

American Cash Equities, Inc., an Oregon Corporation, Grantor(s) hereby convey and warrant to Mary Diane Keith, Grantee(s) the following described real property in the County of Klamath and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 6, in Block 5, Leisure Woods, Unit 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Key NO.10464

2407-007AO-08100-000

The above-described property is free of encumbrances except 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. 2. Covenants, conditions and restrictions as shown on the recorded plat of Tract No. 1119-Leisure Woods Unit 2. 3. Easements as dedicated or delineated on the recorded plat for Utilities and Drainage. 4. Order 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. 5. Covenants, conditions and restrictions recorded February 12,2002, Volume M02, Page 8503, re-recorded April 15,2002, Volume M02, Page 21922, Microfilm records of Klamath County, Oregon. 6. Said covenants, conditions and restrictions contain provisions for levies and assessments of The Diamond Summit at Leisure Woods II Homeowners Association, recorded February 12, 2002, Volume M02, Page 8503, re-recorded April 15, 2002, Volume M02, Page 21922, Microfilm records of Klamath County, Oregon. 7. Domestic Water Well Agreement and Easement recorded February 5, 2002, VolumeM02, Page 6884, re-recorded February 20, 2002, Volume M02, Page 9849, Microfilm records of Klamath County, Oregon.

Reserving to Grantor, Grantor's Heirs and Assigns an easement upon said lot for access, operation, maintenance, repair and replacement of existing water reservoir, pumping facilities, buried lines and gravel access road, and for no other purpose. The said easement shall be 15 feet in width from any part of said reservoir and pumping facilities. The said easement shall be 8 feet in width both sides of the centerline of said existing gravel access road and buried lines. See attached Exhibit "A" and Exhibit "B"

Regarding Lot 6, Block 5, Diamond Summit at Leisure Woods II-Tract 1119: There shall be no building construction of any kind throughout the entire property for two years from the date of recording of this deed.

House trailers, mobile homes and manufactured homes are strictly prohibited throughout the properties. All homes are to be built as per the standards provided in the Covenants, Conditions and Restrictions of each property's respective Homeowners Association.

The true and actual consideration for this conveyance is **\$1.00 and other valuable consideration**

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.

36.00
am

Dated this 19th day of December 2003.

American Cash Equities, Inc.

BY: [Signature]
Joel Gisler, President

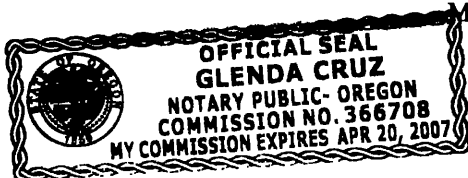
92440

State of Oregon
County of Deschutes

This instrument was acknowledged before me on December 19, 2003 by American Cash Equities, Inc., by Joel Gisler, President

[Signature]
(Notary Public for Oregon)

My commission expires 4-20-2007



92441

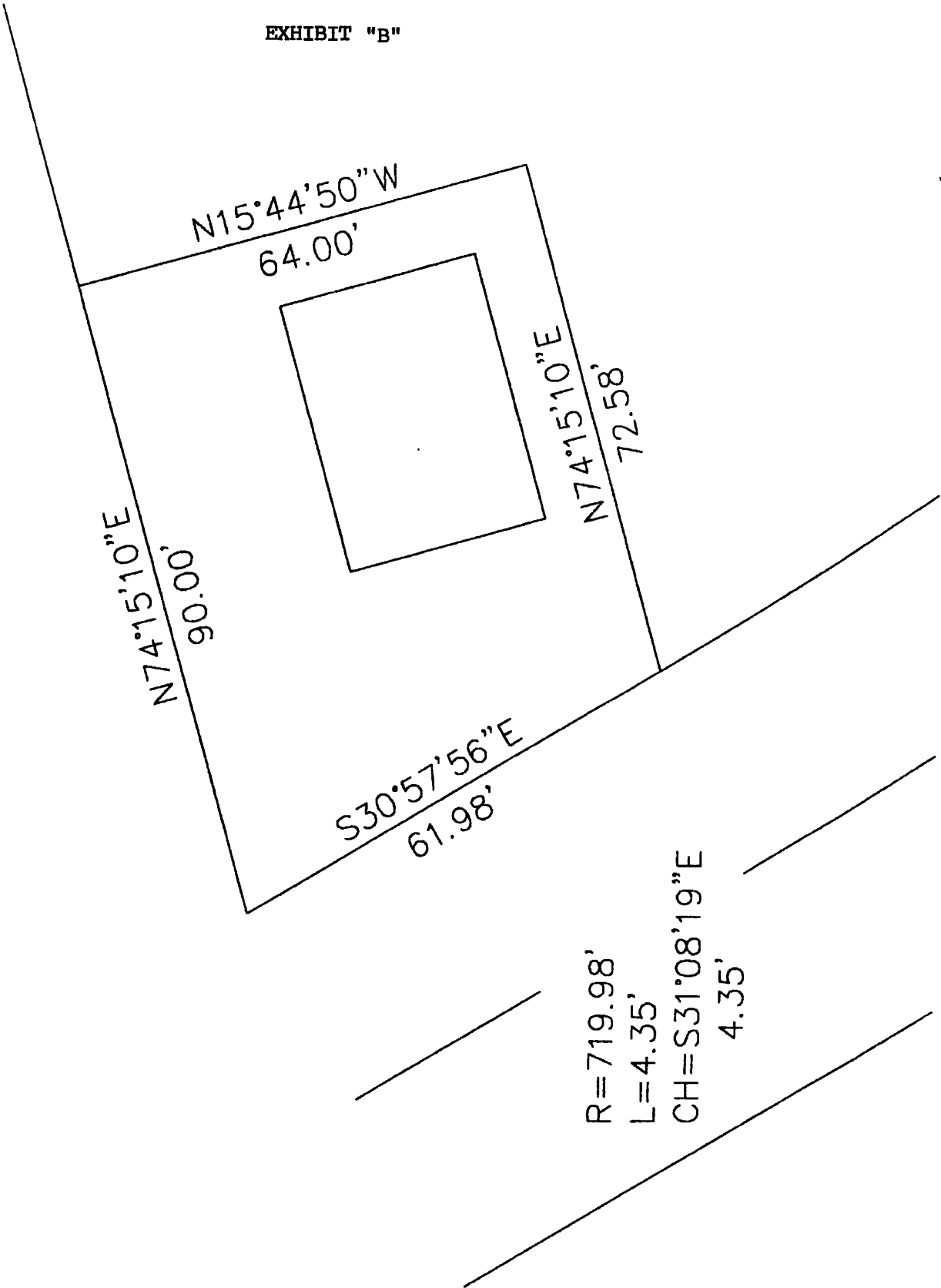
EXHIBIT "A"

**WATER RESERVOIR
EASEMENT**

An easement for a water reservoir located in Lot 6, Block 5, Leisure Woods, Unit 2, Tract 1119, in Section 7, Township 24 South, Range 7 East, of the Willamette Meridian, Deschutes County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 6, Block 5, Leisure Woods, Unit 2, thence along the northerly line of said Lot 6 North 74°15'10" East 90.00 feet; thence leaving said northerly line, South 15°44'50" East 64.00 feet; thence South 74°15'10" West 72.58 feet more or less to the Northerly right of way of Conifer Street; thence along said Northerly right of way 4.35 feet along the arc of a 719.98 foot radius curve right, the chord of which bears North 31°08'19" West 4.35 feet; thence continuing along said right of way North 30°57'56" West 61.98 feet to the point of beginning.

EXHIBIT "B"



1"=100'