



MTT - 64008

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Frederic J. Goetzke

909 Montgomery Street, Suite 500

San Francisco, CA 94133

State of Oregon, County of Klamath

Recorded 02/18/2004 3:24 p mVol M04 Pg 9328-29

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:

Frederic J. Goetzke

909 Montgomery Street, Suite 500

San Francisco, CA 94133

Escrow No.

BT063141GC

STATUTORY WARRANTY DEED

American Cash Equities, Inc., an Oregon Corporation, Grantor(s) hereby convey and warrant to Frederic J. Goetzke, 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 Ten (10) in Block 5 of Leisure Woods, Unit 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

2407-007AO-08300-000

Key No. 10446

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 Fire Patrol. 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. 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 among other things provisions for levies and assessments of The Diamond Summit at Leisure Woods II Homeowners Associations recorded February 12, 2002, Volume M02, Page 8503, re-recorded April 15, 2002, Volume M02, Page 21922, Microfilm Records of Klamath County, Oregon.

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.

26.00
mm

Dated this 17th day of February, 2004.

American Cash Equities, Inc.

BY: Joel Gisler
Joel Gisler, President

09329

State of Oregon
County of Deschutes

This instrument was acknowledged before me on February 17, 2004 by American Cash Equities, Inc. by Joel Gisler, President.

Glenda Cruz
(Notary Public for Oregon)

My commission expires 4-20-2007

