



WJT - 64005

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mark Simmons

PO Box R

Madras, OR 97741

Vol M04 Page 11656

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

Mark Simmons

PO Box R

Madras, OR 97741

State of Oregon, County of Klamath  
Recorded 03/01/2004 9:10 AM  
Vol M04 Pg 11656  
Linda Smith, County Clerk  
Fee \$ 81.00 # of Pgs 1

Escrow No. BT063136GC

### STATUTORY WARRANTY DEED

American Cash Equities, Inc., an Oregon Corporation, Grantor(s) hereby convey and warrant to Mark Simmons and Cherie Simmons, as tenants by the entirety, 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:

**Lots 11 and 20 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-08400-000

Key No. 10428

2407-007DO-05300-000

Key No. 711938

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 Association 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 **\$190,000.00**.

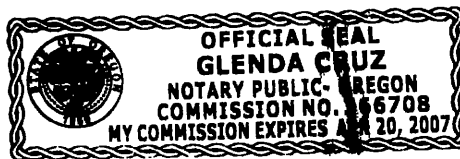
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Dated this 26th day of February, 2004

American Cash Equities, Inc.

BY: [Signature]

Joel Gisler, President



State of Oregon

County of Deschutes

This instrument was acknowledged before me on February 26, 2004 by American Cash Equities, Inc., by Joel Gisler, President.

[Signature]  
(Notary Public for Oregon)  
My commission expires 4/20/2007

2/10 AM