

04 APR 9 AM 11:02



NJC-64570

Vol M04 Page 20397

THIS SPACE RESERVE

State of Oregon, County of Klamath
Recorded 04/09/2004 11:02 m
Vol M04 Pg 20397
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:

Allen E. Belcher

85254 Silvercrest Dr.

Eugene, OR 97405

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

Allen E. Belcher

85254 Silvercrest Dr.

Eugene, OR 97405

Escrow No. BT064543GC

STATUTORY WARRANTY DEED

American Cash Equities, Inc., Grantor(s) hereby convey and warrant to Allen E. Belcher and Paula M. Belcher, 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:

Lot 16 in Block 5 of 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.

Key No. 10302

2407-007D0-00500-000

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. Covenants, conditions and restrictions as shown on the recorded plat of Tract No. 1119-Leisure Woods Unit 2. 2. Covenants, conditions and restrictions recorded February 12, 2002, Volume M02, Page 8503, rerecorded April 15, 2002, Volume M02, Page 21922, Microfilm Records of Klamath County, Oregon. 3. Rules, regulations, levies and assessments of the Diamond Summit at Leisure Woods II Homeowner's Association recorded February 12, 2002, Volume M02, Page 8503, rerecorded 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 \$105,000.00.

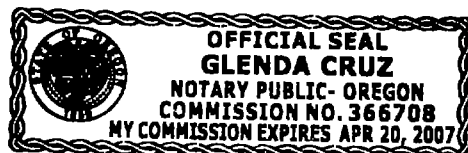
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Dated this 8th day of April, 2004.

American Cash Equities, Inc.

BY: 

Joel Gisler, President



State of Oregon
County of Deschutes

This instrument was acknowledged before me on April 8, 2004 by Joel Gisler, President for American Cash Equities, Inc..


(Notary Public for Oregon)

My commission expires 4-8-04

2/10 AM