



WJC-64658

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

R. Scott Weaver

PO Box 278

Medford, OR 97501

State of Oregon, County of Klamath

Recorded 04/19/2004 11:13 a mVol M04 Pg 22823-24

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:

R. Scott Weaver

PO Box 278

Medford, OR 97501

Escrow No. BT064828GC

STATUTORY WARRANTY DEED

American Cash Equities, Inc., an Oregon Corporation, Grantor(s) hereby convey and warrant to R. Scott Weaver, 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 10 in Block 2 of tract 1119, LEISURE WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath, Oregon.

Key No: 10687

2407-007AO-06400-000

The above-described property is free of encumbrances except all those items of record, or apparent, 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. Easements as dedicated or delineated on the recorded plat. 3. Conditions contained in plat dedication: All lots subject to Klamath County building setback requirements. 4. 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. 5. Said covenants, conditions and restrictions contain among other things provisions for levies and assessments of the Diamond Summit at Leisure Woods II Homeowners Association.

Reserving therefrom an easement in favor of Grantor, Grantor's Heirs and Assigns, for access, operation, maintenance, repair and replacement of the existing water reservoir, pumping facilities, buried lines and gravel access road, and for no other purpose, described as follows: sufficient in width to accommodate existing driveway. Along southerly lot line sufficient in width and length to accommodate existing reservoir.

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 \$75,000.00.

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 15th day of April, 2004

American Cash Equities, Inc.

BY:

Joel Gisler, President

260 AM

State of Oregon
County of Deschutes

22824

This instrument was acknowledged before me on April 15, 2004 by Joel Gisler, President for American Cash Equities, Inc., an Oregon Corporation.

Glenda Cruz
(Notary Public for Oregon)

My commission expires 4-20-2007

