

04 APR 19 4:11:13



WTC-64509

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jean-Guy Martin

5900 Upper Applegate Rd.

Jacksonville, OR 97530

State of Oregon, County of Klamath

Recorded 04/19/2004 11:13 a m

Vol M04 Pg 22828-9

Linda Smith, County Clerk

Fee \$ 26<sup>00</sup> # of Pgs 2

Until a change is requested all

tax statements shall be sent to

The following address:

Jean-Guy Martin

5900 Upper Applegate Rd.

Jacksonville, OR 97530

Escrow No.

BT064540GC

## STATUTORY WARRANTY DEED

American Cash Equities, Inc., an Oregon Corporation, Grantor(s) hereby convey and warrant to Jean-Guy Martin and Jeanette Martin, husband and wife, Grantee(s) the following described real property in the County of Klamath County and State of Oregon, free of encumbrances except as specifically set forth herein:

2407-007BO-12200-000

Key No. 886973

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. Statements contained on the face of the recorded plat of Diamond Peaks, Tract No. 1355. 3. Easements as dedicated or delineated on the recorded plat for drainage. 4. Covenants, conditions and restrictions recorded February 12, 2002, Volume M02, Page 8514, rerecorded June 20, 2003, Volume M03, Page 42377, Microfilm Records of Klamath County, Oregon. 5. Rules, regulations, levies and assessments of The Diamond Peaks Tract 1355 Homeowner's Association recorded February 12, 2002, Volume M02, Page 8514, rerecorded June 20, 2003, Volume M03, Page 42377, 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 \$34,000.00.

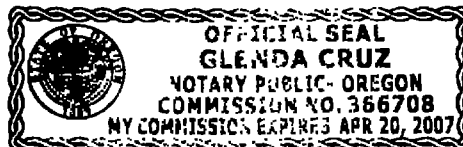
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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: [Signature]

Joel Gisler, President



State of Oregon

County of Deschutes

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

[Signature]  
(Notary Public for Oregon)

My commission expires 4-20-2007

2600  
the

**22829**

**Lot 3 in DIAMOND PEAKS, TRACT NO. 1355, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Tax Account No: 2407-007B0-12200-000**

**Key No: 886973**