

04 MAY 10 AM 11:18



WJC-64755

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
D.S.S. Construction, Inc.

2650 Frontage Road
Reedsport, OR 97467

State of Oregon, County of Klamath
Recorded 05/10/2004 11:18 a m
Vol M04 Pg 28341
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

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

D.S.S. Construction, Inc.
2650 Frontage Road
Reedsport, OR 97467

Escrow No. BT065154GC

STATUTORY WARRANTY DEED

American Cash Equities, Inc., an Oregon Corporation, Grantor(s) hereby convey and warrant to D.S.S. Construction, Inc., an Oregon Corporation, 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 23 of DIAMOND PEAKS, TRACT NO. 1355, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Key No: 887010

2407-007D0-08400-000

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. 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 Utilities. 4. Covenants, conditions and restrictions recorded April 26, 1973, Volume M73, Page 4975, Microfilm Records of Klamath County, Oregon. Amendment to Deed Restrictions recorded December 3, 1975, Volume M75, Page 15196, Microfilm records of Klamath County, Oregon. Declaration recorded May 17, 2000, Volume M00, Page 17884, Microfilm Records of Klamath County, Oregon. Amended and Restated Declaration Covenants and Conditions for the Diamond Peaks at Leisure Woods I and II Homeowners Association, Inc. recorded February 5, 2002, Vol M02, Page 6873, Microfilm Records of Klamath County, Oregon. 5. Rules, regulations, levies and assessments of The Diamond Peaks at Leisure Woods I & II Homeowner's Association recorded February 5, 2002, Volume M02, Page 6873, Microfilm Records of Klamath County, Oregon. 6. Covenants, conditions and restrictions recorded May 17, 2000, Volume M00, Page 17878, Microfilm Records of Klamath County, Oregon. 6. Domestic Water Well Agreement and Easement recorded February 5, 2002, Volume M02, Page 6884, rerecorded February 20, 2002, Volume M02, Page 9849, 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 \$45,000.00.

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 7th day of May, 2004.

American Cash Equities, Inc.

BY Joel Gisler
Joel Gisler, President

State of Oregon
County of Deschutes



This instrument was acknowledged before me on May 7, 2004 by American Cash Equities, Inc., by Joel Gisler, President.

Glenda Cruz
(Notary Public for Oregon)

My commission expires 4-20-2007

2100 \$m