

04 MAY 14 9:11:15



WTC-64811

Vol M04 Page 29924

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Michael A. Wilson

2020 Law Lane

Eugene, OR 97401

State of Oregon, County of Klamath

Recorded 05/14/2004 11:16 a m

Vol M04 Pg 29924

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:

Michael A. Wilson

2020 Law Lane

Eugene, OR 97401

Escrow No. BT065248GC

STATUTORY WARRANTY DEED

American Cash Equities, Inc., an Oregon Corporation, Grantor(s) hereby convey and warrant to Michael A. Wilson and Nicola Wilson, husband and wife, 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 39 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.

Key No: 886991

2407-007C0-03100-000

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, 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 ingress and egress. 4. Easements as dedicated or delineated on the recorded plat for slope. 5. 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. 6. Rules, regulations, levies and assessments, of The Diamond Peaks Tract 1355 Homeowner's Association recorded February 12, 2002, Volume M02, 8514, rerecorded June 20, 2003, Volume M03, Page 42377, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$29,000.00.

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 30th day of April, 2004

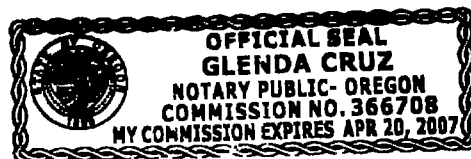
American Cash Equities, Inc.

BY: Joel Gisler

Joel Gisler, President

State of Oregon

County of Deschutes



This instrument was acknowledged before me on April 30, 2004 by American Cash Equities, Inc., an Oregon corporation by Joel Gisler, President.

Glenda Cruz
(Notary Public for Oregon)

My commission expires 4-20-2007

2100 am