



NJC-64882

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Roy A. Nicholas
11208 NE 90th Street
Vancouver, WA 98662

State of Oregon, County of Klamath
Recorded 05/24/2004 3:05 P m
Vol M04 Pg 32754
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:

Roy A. Nicholas
11208 NE 90th Street
Vancouver, WA 98662

Escrow No. BT065461GC

STATUTORY WARRANTY DEED

American Cash Equities, Inc., an Oregon Corporation, Grantor(s) hereby convey and warrant to Roy A. Nicholas and Michelle R. Nicholas, 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 6 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: 886976

2407-007B0-12500-000

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. 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. 4. 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 \$35,000.00.

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 21st day of May, 2004

American Cash Equities, Inc.

BY: [Signature]
Joel Gisler, President



State of Oregon
County of Deschutes

This instrument was acknowledged before me on May 21, 2004 by American Cash Equities, Inc., an Oregon Corporation by Joel Gisler, President.

[Signature]
(Notary Public for Oregon)

My commission expires 4-20-2007

2/00 am