

04 SEP 28 PM 3:23

MTT - 66685

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State of Oregon, County of Klamath

Recorded 09/28/04 3:23 p m

THIS SPACE RE Vol M04 Pg 65063-64

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

After recording return to:

Sylva L. Delahunt

3478 Baywood Street

Eugene, OR 97404

Until a change is requested all

tax statements shall be sent to

The following address:

Sylva L. Delahunt

3478 Baywood Street

Eugene, OR 97404

Escrow No.

BT069277GC

STATUTORY WARRANTY DEED

American Cash Equities, Inc., Grantor(s) hereby convey and warrant to **Sylva L. Delahunt**, 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 59 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. 886964

2407-007B0-11400-000

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. As easement recorded March 2, 1993, Volume M93, Page 4319, Microfilm Records of Klamath County, Oregon. 4. Easements as dedicated or delineated on the recorded plat. 5. Covenants, conditions and restrictions recorded February 12, 2002, Volume M02, Page 8514, re-recorded 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, Page 8514, re-recorded 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.

Any home constructed on property shall have a first floor of at least 1,000 square feet in size, exclusive of porches and garages.

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 27th day of September, 2004

American Cash Equities, Inc.

BY:

Joel G. Giesler
Joel Giesler, President

260
30m

State of Oregon
County of Deschutes

65064

This instrument was acknowledged before me on September 27, 2004 by Joel Gisler, as President for American Cash Equities, Inc., an Oregon Corporation.

Glenda Cruz
(Notary Public for Oregon)

My commission expires 4-20-2007

