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MTT-66864

Vol M04 Page 74745

State of Oregon, County of Klamath
Recorded 11/01/04 10:59 a m
Vol M04 Pg 74745-46
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 2

THIS SPACE RES

After recording return to:

Nadel Investments, LLC

6 Starboard Court

Mill Valley, CA 94941

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

Nadel Investments, LLC

6 Starboard Court

Mill Valley, CA 94941

Escrow No. BT069785GC

STATUTORY WARRANTY DEED

American Cash Equities, Inc., an Oregon Corporation, Grantor(s) hereby convey and warrant to **Nadel Investments, LLC**, 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:

Lots 37 and 38 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.

2407-007-CO-02900-000

Key No. 886989

2407-007-CO-03000-000

Key No. 886990

The above-described property is free of encumbrances except those shown below.

Exhibit A Attached

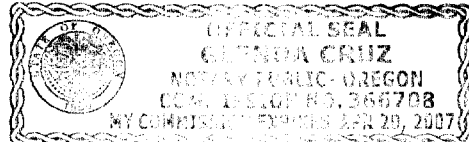
The true and actual consideration for this conveyance is **\$52,000.00**.

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 29th day of October, 2004.

American Cash Equities, Inc.

BY: Joel Gisler
Joel Gisler, President



State of Oregon
County of Deschutes

This instrument was acknowledged before me on October 29, 2004 by Joel Gisler, President for American Cash Equities, Inc., an Oregon Corporation.

Glenda Cruz
(Notary Public for Oregon)

My commission expires 4-20-2007

260 am

SPECIAL EXCEPTIONS:**74746**

1. Taxes for the fiscal year 2004-2005, a lien now due and payable.

Account No.: 2407-007C0-02900-000

Key No.: 886989

Amount: \$224.55

Code No.: 051

Affects: Lot 37

Account No.: 2407-007C0-03000-000

Key No.: 886990

Amount: \$224.55

Code No.: 051

Affects: Lot 38

TAXES FOR 2004-05 PAID IN FULL

2. 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.
3. Statements contained on the face of the recorded plat of Diamond Peaks, Tract No. 1355, as follows:

"No sewage disposal facility will be provided to the purchaser of any lot depicted on the plat."

"We, Diamond Meadows Road and Utility Association, owners of a privately owned domestic water supply system, subject to regulation by the Oregon Public Utility Commission, certify that water will be available to the lot line of each and every lot depicted on the plat."

4. Easements as dedicated or delineated on the recorded plat.

For: Drainage

Affects: The Northerly 10 feet of Lot 37 and the Southerly 10 feet of Lot 38

5. Easements as dedicated or delineated on the recorded plat.

For: Ingress and egress

Affects: The 25 feet of Lots 37 and 38 adjacent to Springfield Court

6. Easements as dedicated or delineated on the recorded plat.

For: Slope

Affects: The 10 feet of Lots 37 and 38 adjacent to Springfield Court

7. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, subject to the terms and provisions thereof,

Recorded: February 12, 2002

Volume: M02, page 8514, Microfilm Records of Klamath County, Oregon

Re-recorded: June 20, 2003

Volume: M03, page 42377, Microfilm Records of Klamath County, Oregon.

8. Rules, regulations, levies and assessments, of The Diamond Peaks Tract 1355 Homeowner's Association, as contained in instrument;

Recorded: February 12, 2002

Volume: M02, page 8514, Microfilm Records of Klamath County, Oregon

Re-recorded: June 20, 2003

Volume: M03, page 42377, Microfilm Records of Klamath County, Oregon.

Note: Assessments are levied for the following but may not be limited thereto: roads, fire hydrant system, domestic water service, water hook-up (initial assessment \$500.00), systems development charge, current facilities power charges.

End of Exceptions