



After recording return to:
Leech Lake Investments, LLC
70 SW Century Drive, #100
Bend, OR 97702

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

Leech Lake Investments, LLC
70 SW Century Drive, #100
Bend, OR 97702

Escrow No. BT129996DB
Title No. 129996
SWD r.012910

2011-001342
Klamath County, Oregon



02/04/2011 03:22:26 PM

Fee: \$47.00

STATUTORY WARRANTY DEED

Mark Simmons and Cherie Simmons, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Leech Lake Investments, LLC, an Oregon Limited Liability Company**, 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 20 in Block 5 of LEISURE WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

Key No: 711938

2407-007D0-05300-000-000

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:

****SEE ATTACHED EXHIBIT A**

The true and actual consideration for this conveyance is **\$105,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 31 day of January, 2011.

Mark Simmons

Cherie Simmons

State of Oregon
County of Jefferson

This instrument was acknowledged before me on Jan 31, 2011 by Mark Simmons and Cherie Simmons.

(Notary Public for Oregon)
My commission expires 3-10-14



52Am J

EXHIBIT A

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.

Covenants, conditions and restrictions as shown on the recorded plat of Tract No. 1119 - Leisure Woods Unit 2, to wit:

1) Klamath County building setback requirements; 2) 16 foot wide public utility and drainage easement centered on all side and rear lot lines for construction and maintenance of utilities and drainage ditches.

Easements as dedicated or delineated on the recorded plat.

For: Utilities and drainage

Affects: 8-feet along all sides and rear lot lines

Order for Conditional Use Permit No. 18-99, subject to the terms and provisions thereof;

Recorded: October 7, 1999

Volume: M99, page 39970, Microfilm Records of Klamath County, Oregon

Re-recorded: November 29, 1999

Volume: M99, page 47029, Microfilm Records of Klamath County, Oregon

Right of Way Easement created by instrument, subject to the terms and provisions thereof,

Dated: September 16, 1953

Recorded: May 3, 2001

Volume: M01, page 20282, Microfilm Records of Klamath County, Oregon

In favor of: Midstate Electric Cooperative, Inc., a cooperative corporation

Easement Amendment, subject to the terms and provisions thereof;

Dated: August 5, 2005

Recorded: August 8, 2005

Volume: M05-61348, Microfilm Records of Klamath County, Oregon

Said covenants, conditions and restrictions contain among other things provisions for levies and assessments of The Diamond Summit at Leisure Woods II Homeowners Association.

Dated: Not dated

Recorded: February 12, 2002

Volume: M02, page 8503, Microfilm Records of Klamath County, Oregon

Re-recorded: April 15, 2002

Volume: M02, page 21922, Microfilm Records of Klamath County, Oregon

Said levies and assessments provide for maintenance of roadways and utility facilities, administration of a road and utility maintenance program, and costs necessary to operate the Association

Said covenants, conditions and restrictions contain among other things provisions for levies and assessments of the Diamond Summit at Leisure Woods II Homeowners Association.

Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Diamond Summit at Leisure Woods II Homeowner's Association, Inc.

Dated: October 2, 2007

Recorded: October 30, 2007

Volume: 2007-018620, Microfilm Records of Klamath County, Oregon

EXHIBIT A (CONT)

Right of Way Easement created by instrument, subject to the terms and provisions thereof,

Recorded: May 3, 2001

Volume: M01, page 20282, Microfilm Records of Klamath County, Oregon

In favor of: Midstate Electric Cooperative, Inc., a cooperative corporation

Easement Amendment, subject to the terms and provisions thereof;

Recorded: August 8, 2005

Volume: M05, page 61348, Microfilm Records of Klamath County, Oregon

Rules, regulations, levies and assessments, of The Diamond Peaks at Leisure Woods I & II Homeowner's Association, as contained in instrument;

Dated: May 12, 2001

Recorded: February 5, 2002

Volume: M02, page 6873, 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 \$300.00), systems development charge, current facilities power charges.

Domestic Water Well Agreement and Easement, subject to the terms and provisions thereof,

Dated: January 28, 2002

Recorded: February 5, 2002

Volume: M02, page 6884, Microfilm Records of Klamath County, Oregon

Re-recorded: February 20, 2002

Volume: M02, page 9849, Microfilm Records of Klamath County, Oregon

To: The Diamond Peaks At Leisure Woods I & II Homeowner's Associations, Inc., an Oregon nonprofit corporation

For: Use of water

Affects: Other property also

The Bylaws of The Diamond Peaks at Leisure Woods I and II Homeowners Association, subject to the terms and provisions thereof;

Dated: September 14, 2004

Recorded: September 17, 2004

Volume: M04, page 62336, Microfilm Records of Klamath County, Oregon.

Amended Bylaws of the Diamond Summit at Leisure Woods II Homeowners Association, Inc., subject to the terms and provisions thereof;

Dated: October 2, 2007

Recorded: November 16, 2007

Volume: 2007-019507, Microfilm Records of Klamath County, Oregon

Intentionally deleted.

Domestic Water Well Agreement and Easement, subject to the terms and provisions thereof;

Dated: August 27, 2010

Recorded: August 27, 2010

Volume: 2010-010212, Microfilm Records of Klamath County, Oregon

By and between: American Cash Equities, Inc., an Oregon corporation and The Diamond Summit at Leisure Woods II Homeowners Association, Inc., an Oregon non-profit corporation
