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WARRANTY DEED

Vol. M98 Page 33730KNOW ALL MEN BY THESE PRESENTS, That JACK A. GARDNER, P.C.hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by AMERICAN CASH EQUITIES, INC.hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 1 and Lot 2 of Block 1, of Cres-Del Acres,
First Addition, situated in the Northwest 1/4
of Section 7, Township 24 South, Range 7 East
of the Willamette Meridian, in Klamath County,
Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except easements, conditions, restrictions and land use ordinances.

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

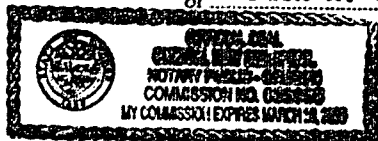
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 9,800.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols Ⓞ, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 31st day of August, 1998; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

JACK A. GARDNER, P.C.Jack A. Gardner
Jack A. Gardner, PresidentSTATE OF OREGON, County of LaneThis instrument was acknowledged before me on August 31, 1998,by Jack A. Gardneras Presidentof Jack A. Gardner, P.C.

Cheryl Kay Ranochle
Notary Public for Oregon
My commission expires 3/31/2000

Jack A. Gardner, P.C.
725 Country Club Road
Eugene, Oregon 97401

Grantor's Name and Address

American Cash Equities, Inc.

Grantee's Name and Address

After recording return to (Name, Address, Zip):

American Cash Equities, Inc.1470 NE First Street, Suite 100Bend, Oregon 97701

Until requested otherwise send all tax statements to (Name, Address, Zip):

Same as above.

C98-218

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument
was received for record on the 14th day
of September, 1998, at
11:11 o'clock A.M., and recorded in
book/reel/volume No. M98 on page
33730 and/or as fee/file/instru-
ment/microfilm/reception No. 66205,
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Rose, Deputy.

Fee \$30.00

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