

Title Order No. 6-58229
Escrow No. _____

98 LL 23

This space reserved for recorder's use

After recording return to:

Western Title & Escrow Company

1345 NW Wall Street, Suite 200

Bead OR 97701

Name, Address, Zip

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

Byron J. Werner and Donna J. Werner

P O Box 2105

Jasper OR 97438

Name, Address, Zip

STATUTORY WARRANTY DEED

American Cash Equities, Inc., an Oregon corporation, Grantor, conveys and warrants to Byron J. Werner and Donna J. Werner, husband and wife
Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath County, OREGON, to wit:
Lot 38, Block 3, TRACT 1119, LEISURE WOODS #2
according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from encumbrances, EXCEPT: 1) Taxes for the current year, if any; 2) Restrictions shown on the recorded plat and contained in the dedication of Tract 1074, Leisure woods; 3) An easement created by instrument, including the terms and provisions thereof, recorded July 24, 1973 in Volume M 73 page 9530, Deed Records; 4) Restrictions shown on the recorded plat and contained in the dedication of Leisure woods Unit #2, Tract 1119; 5) Declaration of Conditions and Restrictions for Tract 1119, Leisure Woods, Unit 2, including the terms and provisions thereof, recorded January 2, 1990 in Volume M90, page 30, Deed Records, and modified by instrument recorded November 10, 1992, in Volume M90, page 26591, Deed Records; AND 5) Declaration of Conditions and Restrictions, imposed by instrument, including the terms and provisions thereof recorded October 1, 1998 in Volume M98 page 36239, Deed Records, as modified or amended by instrument recorded October 9, 1998, in volume M98 page 37231, Deed Records

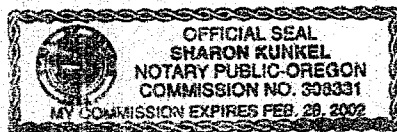
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$ 29,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 22nd day of Oct, 19 98.

American Cash Equities, Inc.

By: [Signature]
Title: President



STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on October 22, 98,

by JOET T. GISLER

as PRESIDENT

of American Cash Equities, Inc.

[Signature]
Notary Public for Oregon
My commission expires 2-28-02

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 23rd day
of October A.D. 19 98 at 11:02 o'clock AM., and duly recorded in Vol. M98
of Deeds on Page 38888

FEE \$30.00

By Bernetha G. Letsch, County Clerk
[Signature]