

68758

98 01 28 P253

Title Order No. K 530 87
Escrow No. 130736-3K

This space reserved for recorder's use

Vol. M98 Page 39538After recording, return to:
Andy and Cristie Stevens

3779 SW Childs Road

Lake Oswego OR 97034

Name, Address, Zip

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

to grantee as shown above

Name, Address, Zip

STATUTORY WARRANTY DEED

American Cash Equities, Inc., an Oregon corporation, Grantor, conveys and warrants to ANDAY STEVENS and CRISTIE STEVENS, 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 40, Block 3 TRACT 1119, LEISURE WOODS #2

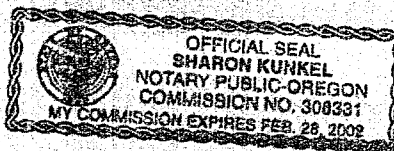
according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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) Declaration of Conditions and Restrictions for Tract 1074, Leisure Woods, including the terms and provisions thereof, recorded April 26, 1973 in Volume M73 page 4975, Deed Records, and modified by instruments recorded December 3, 1975 in Volume M75 page 15196, Deed Records, and November 10, 1992 in Volume M 92 page 269591, Deed Records; 4) An easement created by instrument, including the terms and provisions thereof, recorded July 24, 1973 in Volume M 73 page 9530, Deed Records; 5) Restrictions shown on the recorded plat and contained in the dedication of Leisure woods Unit #2, Tract 1119; 6) 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; 7) 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 38.930.

The true consideration for this conveyance is \$ 29,500.00 (Here comply with the requirements of ORS 93.030)Dated this 22nd day of October, 19 98

American Cash Equities, Inc.

BY: Joel T. GislerTitle: Pres

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on October 22, 98by Joel T. Gisleras President of American Cash Equities, Inc.Sharon Kunkel
Notary Public for OregonMy commission expires 2-28-02

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 28th day of October A.D., 19 98 at 2:53 o'clock P. M., and duly recorded in Vol. M98 of Deeds on Page 39538

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose