

69524

Title Order No. K-53195
Escrow No. 131018-SK

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This space reserved for recorder's use

Vol. M98 Page 41293

After recording return to:

Western Title & Escrow Company

1345 NW Wall Street, Suite 200

Eugene, OR 97701

Name, Address, Zip

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

Randall B. and Mary S. Groves3036 Ashley LoopEugene, OR 97405

Name, Address, Zip

STATUTORY WARRANTY DEED

American Cash Equities, Inc., an Oregon corporation, Grantor, conveys and warrants to
Randall B. Groves and Mary S. Groves, as tenants by the entiretyGrantee, the following described real property free of encumbrances, except as specifically set forth herein situated in
Klamath county, OREGON, to wit:Lot 19, Block 4, TRACT 1119, LEISURE WOODS #2according 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) 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; 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

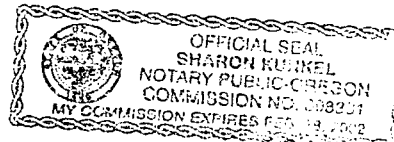
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$ 38,000.00. (Here comply with the requirements of ORS 93.030)

Dated this 11th day of Nov, 19 98.

American Cash Equities, Inc.

BY: Patrick M. Gisle
Title: Secretary



STATE OF OREGON, County of Deschutes

) ss.

This instrument was acknowledged before me on October Nov 11, 98by Patrick M. Gisleas Secretaryof American Cash Equities, Inc.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Sharon Kunkel
Notary Public for Oregon

My commission expires 2-28-02

First American Title

on this 12th day of November A.D., 1998
at 3:16 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 41293

Bernetha G. Letsch, County Clerk

By Kathleen Boer

\$30.00

Deputy.

31 Fee.