

70214

Vol. M98 Page 42645Title Order No. K 53196  
Escrow No. 131017-SK

'98 NOV 20 P2:57

After recording return to:  
Western Title & Escrow Company  
1345 NW Wall Street, Suite 200  
Send OR 97101

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

Richard H. Bailey  
Arlene F. Bailey  
19342 S. Spring Valley Dr., Oregon City  
Name, Address, Zip OR 97048STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

First American Title  
on this 20th day of November A.D., 1998  
at 2:57 o'clock P. M. and duly recorded  
in Vol. M98 of Deeds Page 42645

Bernetha G. Letsch, County Clerk

Fec. \$30.00

Deputy

## STATUTORY WARRANTY DEED

American Cash Equities, Inc., an Oregon corporation, Grantor, conveys and warrants to Richard H. Bailey and Arlene F. Bailey, as tenants by the entirety, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath County, OREGON, to wit:

Lot 1, Block 6, TRACT 1119, LEISURE WOODS #2  
according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

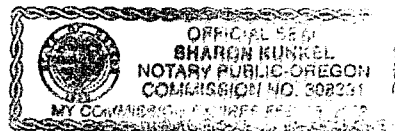
This property is free from encumbrances, EXCEPT: 1) Taxes for the current year, if any; 2) Restrictions shown on the recorded plat and contained in the dedication of Tract 1074, Leisure woods; 3) An easement created by instrument, including the terms and provisions thereof, recorded July 24, 1973 in Volume M 73 page 9530, Deed Records; 4) 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.

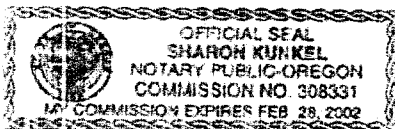
The true consideration for this conveyance is \$ 31,825.00. (Here comply with the requirements of ORS 93.030)

Dated this 11 day of Nov, 19 98.

American Cash Equities, Inc.

BY: Patrick M. Gistler  
Title: SecretarySTATE OF OREGON, County of Deschutes ) ss.

This instrument was acknowledged before me on October Nov 11, 98,  
by Patrick M. Gistler  
as Secretary  
of American Cash Equities, Inc.



Notary Public for Oregon

My commission expires 2-28-02