

70697

Vol. M 98 Page 43880Title Order No. K-53167Escrow No. LEISUREMAST

After recording return to:

Western Title & Escrow Co.1345 NW Wall Street, Suite 200Bend OR 97701

Name, Address, Zip

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

Bradley A. Souther and Ann M. Souther4010 NW Elmwood DriveCorvallis OR 97330-1045

Name, Address, Zip

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

First American Titleon this 1st day of December A.D., 1998at 3:22 o'clock P. M. and duly recordedIn Vol. M98 of Deeds Page 43880

Bernetha G. Leisch, County Clerk

By Kathleen RezaFee, \$30.00

Deputy.

STATUTORY WARRANTY DEED

American Cash Equities, Inc., an Oregon corporation, Grantor, conveys and warrants to By: and Bradley A. Souther and Ann M. Souther, 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 14, 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.

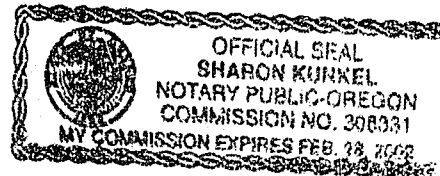
This property is free from encumbrances, EXCEPT: 1) Taxes for the current year, if any; 2) An easement created by instrument, including the terms and provisions thereof, recorded July 24, 1973 in Volume M 73 page 9530, Deed Records; 3) Restrictions shown on the recorded plat and contained in the dedication of Leisure Woods Unit #2, Tract 1119; 4) 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 in Volume 30, Deed Records, and amended by instrument no. M92, page 26591, Deed Records; 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; and 6) Regulations and Assessments of The Diamond Peaks Road & Utility Association, as set forth in Declaration recorded October 1, 1998 in Volume M98 page 36239, 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 \$30,500.00. (Here comply with the requirements of ORS 93.030)

Dated this 30 day of Nov, 19 98.

American Cash Equities, Inc.

BY: Patrick M. GaiserTitle: SECRETARYSTATE OF OREGON, County of Deschutes) ss.This instrument was acknowledged before me on October NOV 30, 98by Patrick M. Gaiseras Secretary of American Cash Equities, Inc.

Sharon Kunkel
Notary Public for Oregon

My commission expires 2/28/02