## MTC 46881 Vol M91 Page 47017 WARRANTY DEEDOL M91

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AMERICAN CASH EQUITIES, INC., an Oregon corporation,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RICHARD D. SIRAGUSA and KIMBERLY L. SIRAGUSA, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KHAMATH and State of Oregon, to wit:

Lot 37 and 38, Block 5, TRACT 1119, LEISURE WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCOUNT NO.: 2407-007D0-06900 and 2407-007D0-06800 SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: 1) An easement created by instrument, subject to the terms and provisions thereof, recorded July 24, 1973 in Volume M73, Page 9530, Microfilm Records of Klamath County, Oregon; 2) Covenants, conditions and restrictions as shown on the recorded plat of Tract No. 1119 - Leisure Woods, Unit 2; 3) Declaration of Covenants, 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, Microfilm Records, and modified by instrument recorded November 19, 1992, in Volume M90, Page 26591, Microfilm Records; 4) Declaration of Covenants, Conditions and Restrictions, improved by instrument, including the terms and provisions thereof, recorded October 1, 1998 in Volume M98, Page 36239, Microfilm Records, as modified or amended by instrument recorded October 9, 1998, in Volume M98, Page 37231, Microfilm Records. 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, Microfilm Records.

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 and actual consideration for this conveyance is \$ 70,000.00

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 24940 LAWRENCE RD, JUNCTION CITY, OR 97448

Dated this 15th day of December , 1998.

AMERICAN CASH EQUITIES, INC.
Sel The hole
By Coffee T.
STATE OF Oregon SS. December 15 1998
COUNTY OF Deschutes
Personally appeared the above named
as President of American Cash Equities, Inc.
and acknowledged the foregoing instrument to be his voluntary act.
OFFICIAL SEAL REFORE ME:
ARRIVA CINDY A NEUGART
NOTARY PUBLIC-OREGON COMMISSION NO. 304931 NOTARY PUBLIC-OREGON NOTARY P
MY COMMISSION EXPIRES DEC. 26, 2001  My commission expires 12/26/01
(seal)

ESCROW NO. BTO1738500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of		Amerititle				the	23rd	day	
of	December	A.D., 19	98 at _	3:16	o'clock	P. M., and duly i	recorded in	Vol. <u>M98</u>	
		of	Deeds		· · · · · · · · · · · · · · · · · · ·	on Page <u>47017</u>			
						, Bernetha C	. Letsch, C	County Clerk	
FEE	\$35.00				Ву	Bernetha C	Kuss		

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