

72095

MTC 40882

WARRANTY DEED Vol. m98 Page 47223

AMERICAN CASH EQUITIES, INC., an Oregon corporation,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
THOMAS FITKIN and MELINDA FITKIN, 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 Klamath and State of Oregon, to wit:

Lot 33 and 34, 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.: 2407-007D0-06600 and 2407-007D0-06700

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 10, 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 \$ 63,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 17780 OVERLOOK CIRCLE, LAKE OSWEGO, OR 97034

Dated this 15th day of December, 1998.

AMERICAN CASH EQUITIES, INC.

By: Joel T. Gisler

STATE OF ORegon

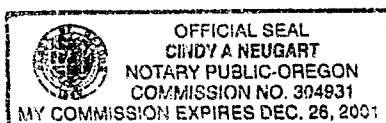
COUNTY OF Deschutes

SS. December 15 19 98

Personally appeared the above named Joel T. Gisler

as President of American Cash Equities, Inc.

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Joel T. Gisler  
Notary Public for Oregon  
My commission expires 12/26/01

ESCROW NO. ET01738600

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22057

47230

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 28th day  
of December A.D., 19 98 at 11:17 o'clock A. M., and duly recorded in Vol. M98  
of Deeds on Page 47229

By Bernetha G. Letsch, County Clerk  
Kathleen Ross

FEE \$35.00