

AMERICAN CASE EQUITIES, INC., an Oregon corporation, Grantor(s) hereby grant, bargain, sell, warrant and convey to: Richard M. Hickam and his 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 13, 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.: 2407-00700-04100

SUBJECT TO: all those liens 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 1473, 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.

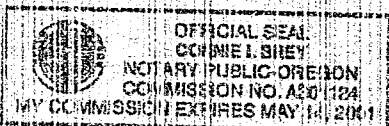
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whatsoever, except those claiming under the above described encumbrances.

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 FEED 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 90.930.

The true and actual consideration for this conveyance is \$ 31,825.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1260 MORRIS BLVD, SPRINGFIELD, OR 97477

Dated this 4th day of January, 1999



AMERICAN CASE EQUITIES, INC.

By: Richard M. Hickam

STATE OF Oregon

COUNTY OF Deschutes

SS. January 4 1999

Personally appeared the above named Richard M. Hickam as Director of AMERICAN CASE EQUITIES, INC.

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Donna R. Grey
Notary Public for Oregon
My commission expires March 1, 2001

(seal)

STATE OF OREGON: COUNTY OF CLATSOP

Filed for record at request of _____ (see title) _____ the _____ day
of January A.D. 1999 at 3:26 o'clock P.M. and duly reported in Vol. 199
of _____ De is _____ on Page 1772

fee \$35.00

Linda Smith, County Clerk

Kathleen Rosen

