

WARRANT DEED

2078

AMERICA CASH EQUITIES, INC., an Oregon corporation, by its Grantor(s) hereby grant to RODY S. GUNIS and KIMBERLY GUNIS, 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 State of Oregon, to wit:

Lot 3, Block 5, TRACT according to the office of the County Clerk of Klamath County, Oregon.

TAX ACCOUNT NO.: 240-007DC-2300  
SUBJECT TO: all those interests 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 therefor, recorded July 24, 1973 in Volume M73, Page 9510, Microfilm Record, Oregon; 2) Covenants, conditions and restrictions as shown on the recorded plat of Tract No. 1119 - Leisure Woods, Unit 2; 3) Deed for Tract 1119, Leisure Woods, Unit 2, including the terms and provisions thereof, recorded January 2, 1980 in Volume M90, Page 30, Microfilm Records, and modified May 1, 1981, 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 Record, October 9, 1998, in Volume M98, Page 37231, Microfilm Records; 5) Deed, as modified or amended by instrument recorded October 1, 1998 in Volume M98, Page 36239, Deed Record, 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 BE ENFORCED IN VIOLATION OF APPLICABLE LAW. THE GRANTOR, IN ACCEPTING THIS INSTRUMENT, 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 \$ 33,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 396 WILCOX DR., BUGLINE, OR 97452-6354.

Dated this 5th day of January, 1999.

AMERICAN CASH EQUITIES, INC.

By: *John M. Cade*

STATE OF *Oregon*

COUNTY OF *Klamath*

Personally appeared the above named

as *Notary Public*

and acknowledged the foregoing instrument to be their voluntary act.

OFFICIAL NOTARY PUBLIC COMMISSION NO. COMMISSION EXPIRES	REGON B01124 14-2001
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before me:

*John M. Cade*  
Notary Public for *Oregon*  
My commission expires *14-2001*

(Signature)

ESROW NO. BTO 777C0

## STATE OF OREGON COUNTY OF Klamath

Date for record at request of

64 January A.D. 1969

of

\$35.00

Amrit Singh

Leeds

lock A.M.  
on P.M.and due  
20/8the 21st  
recorded in Vol. 199

day

Ind. Sheriff, County Clerk

By *G. Miller, Sheriff*

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