

71888

JUN 27 1999

WARRANT DEED

Page

0047

AMERICAN CASH EQUITIES, INC., an Oregon corporation,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MIKE DIAMOND

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 12, Block 4, 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.:

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 26, 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 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 LANDS USES AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$32,500.00

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. Box 13035, PORTLAND, OR 97280

Dated this 26th day of January, 1999

AMERICAN CASH EQUITIES, INC.

By Joel Yunker

STATE OF Oregon

SS. January 26 1999

COUNTY OF Deschutes

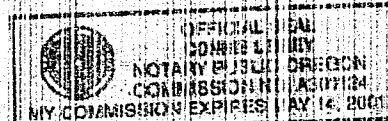
Personally appeared the above named Joel Yunker

as President of American Cash Equities, Inc.

and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Donald A. [Signature]
Notary Public for Oregon
My commission expires June 1, 2001



(seal)

ESCROW NO. BT01821400

STATE OF OREGON - COUNTY OF CLATSOP

is

Filed for record at request of _____ Amerititle _____ the 27th day
of January A.D. 1981 at 1:1 o'clock P.M. and duly recorded in Vol. 1009
of Deeds on Page 3047

Linda Smith, County Clerk

FEE

\$65.00

by

Kathleen Beaulieu