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MTC 47217

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WARRANTY DEED Vol. M99 Page 4918

AMERICAN CASH EQUITIES, INC., an Oregon corporation,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

GERALD J. JANSEN and LLOYDENE L. JANSEN, as tenants by the entirety  
 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 14, 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.: 2407-007DO-01800

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.

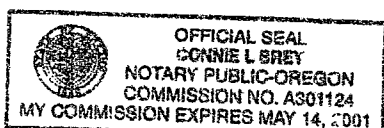
and the grantor will warrant and forever defend the said premises and every  
 part and parcel thereof against the lawful claims and demands of all persons  
 whomsoever, except those claiming under the above described encumbrances.

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 \$36,500.00

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 650 Newton Rd. # 233, Springfield, OR 97417

Dated this 9<sup>th</sup> day of February, 1999



AMERICAN CASH EQUITIES, INC.

By Joel SiskSTATE OF OregonCOUNTY OF DeschutesSS. February 9 19 99

Personally appeared the above named Joel Sisk  
as President of American Cash Equities, Inc.

and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Connie L. Grey  
 Notary Public for Oregon

My commission expires May 14, 2001

(seal)

ESCROW NO. 8701834000

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STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle  
of February A.D., 1999 at 2:50 o'clock P. M., and duly recorded in Vol. M99  
of Deeds on Page 4918

FEE \$35.00

Linda Smith, County Clerk

by Kathleen Ross