

WARRANTY DEED

Vol M99 Page 21259

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

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 16, Block 3, TRACT 1074, LEISURE WOODS,  
according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.

TAX ACCOUNT NO.: 2407 007AO 03000

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 recorded plat of Tract 1074, Leisure Woods; 3)  
Declaration of Covenants, Conditions and restrictions for Tract 1074,  
Leisure Woods, including the terms and provisions thereof, recorded April  
26, 1973 in Volume M73, Page 4975, Microfilm Records of Klamath County,  
Oregon, and amended by instrument recorded December 3, 1975 in Volume  
M75, Page 15196, Microfilm Records of Klamath County, Oregon; 4)  
Covenants, conditions and restrictions, including the terms and  
provisions thereof recorded January 2, 1990 in Volume M90, Page 30,  
Microfilm Records of Klamath County, Oregon, and amended by instrument  
recorded November 10, 1992, in Volume M92, Page 26591, Microfilm Records  
of Klamath County, Oregon; 5) Covenants, conditions and restrictions,  
including the terms and provisions thereof recorded October 1, 1998 in  
Volume M98, Page 36239, Microfilm Records of Klamath County, Oregon, and  
amended by instrument recorded October 9, 1998, in Volume M98, Page  
37231, Microfilm Records of Klamath County, Oregon.

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 \$ 28,025.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: P.O. BOX 644, WILSONVILLE, OR 97070

Dated this 25 day of May, 1999

READ, ACCEPTED & APPROVED

BY: [Signature]

AMERICAN CASH EQUITIES, INC.

By: Stephen Trono

STATE OF Oregon

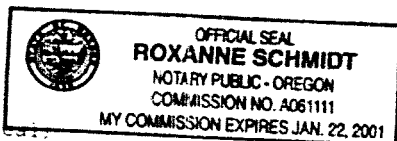
COUNTY OF Clackamas

SS. May 25 19 99

Personally appeared the above named

as officer of AMERICAN CASH EQUITIES, INC.

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Roxanne Schmidt  
Notary Public for Clackamas Cty  
My commission expires 1-22-01

State of Oregon, County of Klamath

Recorded 5/28/99, at 11:04 a.m.

In Vol. M99 Page 21259

Linda Smith, County Clerk

Fee \$ 30- Linda Smith