

1999 JUL -6 PM 3:30

MTC 48531
WARRANTY DEED

Vol. M99 Page

26964

AMERICAN CASH EQUITIES, INC., an Oregon corporation,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DONALD R. DEYOE and CONNIE L. DEYOE, 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 4, Block 4, 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.:

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 \$ 32,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1137 PERWOOD COURT NW, SALEM, OR 97304

Dated this 2nd day of July, 1999

Joel Risher
AMERICAN CASH EQUITIES, INC.

By: _____

STATE OF OREGON

COUNTY OF DESCHUTES

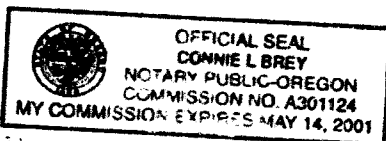
SS. JULY 2

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Personally appeared the above named _____

as President of AMERICAN CASH EQUITIES, INC.

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Connie L. Brey
Notary Public for Oregon
My commission expires May 14, 2001

ESCROW NO.

State of Oregon, County of Klamath
Recorded 7/06/99, at 3:30 p.m.
In Vol. M99 Page 26964
Linda Smith,
County Clerk Fee \$ 30 KR