

1999 JUL 26 AM 11:27

MC 48719  
WARRANTY DEED

Vol M99 Page 29673

AMERICAN CASH EQUITIES, INC., an Oregon corporation,

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

ROBERT K. PETERS AND PENNY D. PETERS, 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 13, 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 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, 1993 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.

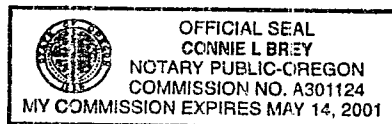
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$ 34,500.00

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 14625 Ragsdale Drive, Charlotte, NC

Dated this 20th day of July, 1999

28262



AMERICAN CASH EQUITIES, INC.,

By Patrick M. Giesler

STATE OF Oregon

COUNTY OF Deschutes

SS. July 20 1999

Personally appeared the above named Patrick M. Giesler

as Secretary of American Cash Equities, Inc.

and acknowledged the foregoing instrument to be his voluntary act.

Return to:

AmeriTitle

15 Oregon Ave.

Bend, OR 97701

(seal)

Before me:

Connie L. Brey

Notary Public for Oregon

My commission expires May 14, 2001

ESCROW NO. BT021765CO

State of Oregon, County of Klamath  
Recorded 7/26/99, at 11:27 a. m.  
In Vol. M99 Page 29673  
Linda Smith,  
County Clerk Fees \$30 - KR