

1999 DEC -8 AM 11: 42

WARRANTY DEED

Vol. M99 Page 48326

AMERICAN CASH EQUITIES, INC., an Oregon corporation,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
WILLIAM D. KARP and MARY B. KARP, 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 8, 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.: 2407 007A0 03600

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.

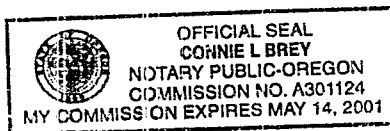
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

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 \$31,825.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 21, WESTLAKE, OR 97493

Dated this 7th day of December 1999.



AMERICAN CASH EQUITIES, INC.

By: Joel Hsieh Pres

STATE OF Oregon

SS. December 7 1999

COUNTY OF DESCHUTES

Personally appeared the above named Joel Hsieh

as President, of AMERICAN CASH EQUITIES, INC.

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

State of Oregon, County of Klamath
Recorded 12/08/99, at 11:42 a.m.
In Vol. M99 Page 48326
Linda Smith,
County Clerk Fee \$ 30.00

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

ESCROW NO. ET024611C0