

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

JAMES L. SANFORD JR. AND TRACY M. SANFORD, 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 33, Block 3, 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 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. 6) DECLARATIONS, COVENANTS  
AND CONDITIONS FOR DIAMOND SUMMIT AT LEISURE WOODS, KLAMATH COUNTY, OREGON,  
RECORDED 11/22/99, VOL. M99 PAGE 46339. MICROFILM RECORDS 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 \$ 47,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 575 NW PACIFIC GROVE DRIVE, BEAVERTON, OREGON 97706

Dated this 29th day of February, 2000.

AMERICAN CASH EQUITIES, INC.

By: Joel Lester

STATE OF Oregon

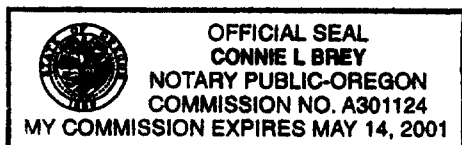
COUNTY OF Deschutes

SS. February 29 2000

Personally appeared the above named Joel Lester

as President, of AMERICAN CASH EQUITIES, INC.

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

21.00

ESCROW NO. BT026071CO

Before me:

Connie L. Brey

Notary Public for Oregon  
My commission expires May 14, 2001

State of Oregon, County of Klamath  
Recorded 3/02/00, at 11:41 a.m.  
In Vol. MOU Page 6646  
Linda Smith,  
County Clerk Fee \$ 21.00