

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, 192000.

AMERICAN CASH EQUITIES, INC.

By: Joel Bester

STATE OF Oregon

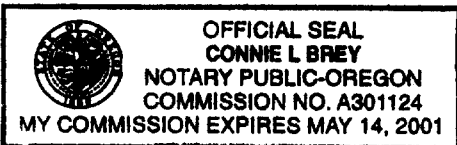
COUNTY OF Deschutes

SS. February 29 2000

Personally appeared the above named Joel Bester

as President, of AMERICAN CASH EQUITIES, INC.

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

21.00

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 Fees \$ 21.00