

AMERICAN CASH EQUITIES, INC., an Oregon corporation,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
BRADLEY K. RUSOW and JAMES J. RUSOW, as tenants in common each as to an undivided 50%**
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:
interest

Lot 6, 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.: 24 07 007AO 03400 000

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) AMENDMENT TO THE
DECLARATIONS, COVENANTS AND CONDITIONS FOR DIAMOND PEAKS AT LEISURE WOODS
KLAMATH COUNTY, OREGON BOOK MOO PAGE 5556, 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 \$ 29,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1096 South 39th Street, Springfield, OR 97478

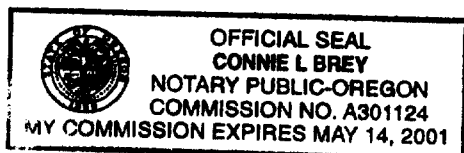
Dated this 29th day of February, 1920.

AMERICAN CASH EQUITIES, INC.

By: Joel Smith President

STATE OF Oregon
COUNTY OF Deschutes SS. February 29th 2000
Personally appeared the above named Joel Smith
as President, of AMERICAN CASH EQUITIES, INC.

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

21.00

BT02575100

Before me:

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

Recorded 3/02/00, at 11:41 a.m.
In Vol. MOO Page 6647
Linda Smith,
County Clerk Fees \$21.00