

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

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 3, Block 4, TRACT 1074, 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.: 2407 007B0 03600 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 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. 5)  
Restrictions, imposed by instrument, including the terms and provisions  
thereof, recorded October 1, 1998 in Volume M98, Page 36239, Deed  
Records, as modified or amended by instrument recorded October 9, 1998,  
in Volume M98, Page 37231, Microfilm Records. 6) AMENDMENT TO THE DECLARATIONS  
COVENANTS AND CONDITIONS, RECORDED FEBRUARY 23, 2000, VOLUME MOO PAGE 5556.~~  
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.

see Exhibit A

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: 1137 Fernwood Court NW Salem OR 97304

Dated this 29th day of February, 2000

Return to:  
AmeriTitle - Bend

AMERICAN CASH EQUITIES, INC.

By

Joel Lister President

STATE OF Oregon

SS.

February 29 2000

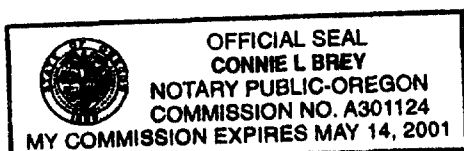
COUNTY OF Deschutes

Personally appeared the above named

Joel Lister

as President of American Cash Equities, Inc.

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Connie L. Brey  
Notary Public for Oregon

My commission expires May 14, 2001

ESCROW NO. B70 2483400

26.00  
M

## Exhibit A

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 M00 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.

State of Oregon, County of Klamath  
Recorded 3/08/00, at 11:33 a m.

In Vol. M00 Page 7390

Linda Smith,

County Clerk Fee \$ 26<sup>00</sup>