

2000 MAR 21 AM 11:26

MTC 50566  
WARRANTY DEED

Vol M00 Page 9245

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

JOE G. DEMEYER AND JILL E. DEMEYER

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 45, 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.: 2407 007A0 04700

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.  
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.

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 \$ 35,000

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 64994 Cline Falls Rd. Bend OR 97701

Dated this 16<sup>th</sup> day of March 2000

AMERICAN CASH EQUITIES, INC.

By Joel Giesler

STATE OF OREGON

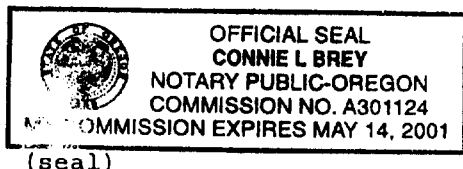
SS. March 16 2000

COUNTY OF DESCHUTES

Personally appeared the above named Joel Giesler

as President of American Cash Equities, Inc.

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

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

ESCROW NO. BT026240C0

State of Oregon, County of Klamath  
Recorded 3/21/00, at 11:26 a.m.  
In Vol. M00 Page 9245  
Linda Smith,  
County Clerk Fee \$ 21.00

21.00  
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