

200 APR 19 AM 11:40

WARRANTY DEED

Vol M00 Page 12913

AMERICAN CASH EQUITIES, INC., an Oregon Corporation,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
ARTHUR N. BENEFIEL and SYDNEY J. BENEFIEL, 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 27 IN BLOCK 5 OF 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.

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9653

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) EASEMENT CREATED BY INSTRUMENT SUBJECT TO THE TERMS AND PROVISIONS  
THEREOF, RECORDED JULY 24, 1973 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)  
COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 2, 1990 VOLUME  
M90, PAGE 30, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, AMENDED  
NOVEMBER 10, 1992, VOLUME M92, PAGE 26591 MICROFILM RECORDS OF KLAMATH  
COUNTY, OREGON, AMENDED OCTOBER 9, 1998, VOLUME M98, PAGE 37231,  
MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, AMENDED NOVEMBER 22, 1999,  
VOLUME M99, PAGE 46338, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON 4)  
COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED OCTOBER 1, 1998, VOLUME  
M98, PAGE 36239 MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, AMENDED BY  
INSTRUMENT RECORDED M98, PAGE 37231, MICROFILM RECORDS OF KLAMATH COUNTY,  
OREGON, AMENDED FEBRUARY 23, 2000 VOLUME M00 PAGE 5556, MICROFILM RECORDS  
OF KLAMATH COUNTY, OREGON 5) REGULATIONS AND ASSESSMENTS OF THE DIAMOND  
PEAKS ROAD & UTILITY ASSOCIATION RECORDED OCTOBER 1, 1998 VOLUME M98, PAGE  
36239, RECORDS OF KLAMATH COUNTY, OREGON 6) COVENANTS, CONDITIONS AND  
RESTRICTIONS RECORDED NOVEMBER 22, 1999 VOLUME M99 PAGE 45339 MICROFILM  
RECORDS OF KLAMATH COUNTY, OREGON.

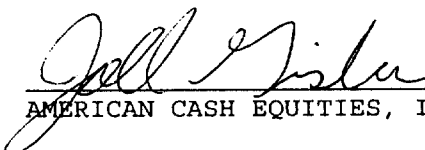
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

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.

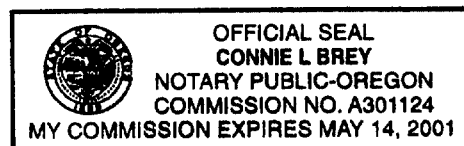
The true and actual consideration for this conveyance is 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 21121 BAYOU DR, BEND, OR 97702

Dated this 17th day of April, 2000.

  
AMERICAN CASH EQUITIES, INC.

State of Oregon  
County of KLAMATH



This instrument was acknowledged before me on April 17, 2000 by  
AMERICAN CASH EQUITIES, INC. BY.

  
(Notary Public for Oregon)

My commission expires May 14, 2001

ESCROW NO. BT026717CO

Return to:  
ARTHUR N. BENEFIEL  
21121 BAYOU DR  
Bend, OR. 97702

State of Oregon, County of Klamath  
Recorded 04/19/00, at 11:40 a.m.  
In Vol. M00 Page 12913  
Linda Smith,  
County Clerk Fee \$ 21.00

21.00  
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