

200 APR 27 AM 11:26

WARRANTY DEED

Vol M00 Page 14705

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

MARYLIN DATZMAN

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 15 IN BLOCK 2 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.

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.

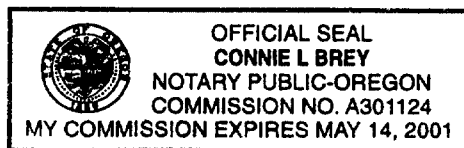
The true and actual consideration for this conveyance is \$66,500.00

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3302 Stoneyridge Eugene OR 97405

Dated this 20th day of April, 2000

Patrick M. Gule
AMERICAN CASH EQUITIES, INC.

State of Oregon
County of KLAMATH



This instrument was acknowledged before me on April 20, 2000 by
AMERICAN CASH EQUITIES, INC. BY.

Connie L. Brey
(Notary Public for Oregon)

My commission expires May 14, 2001

ESCROW NO. BT026389C0

Return to: Marilyn Datzman
3302 Stoneyridge
Eugene OR 97405

State of Oregon, County of Klamath
Recorded 04/27/00, at 11:26 a.m.
In Vol. M00 Page 14705
Linda Smith,
County Clerk Fee \$ 21.00

21.00
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