

200 JUN -9 AM 11:22

mtc 51235  
WARRANTY DEED

Vol M00 Page 20974

AMERICAN CASH EQUITIES, an Oregon Corporation,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

DOUG LAWNICKI,

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 7 IN BLOCK 6 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.

2407 007D0 03600

813784

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 RESTRICTONS 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 NOVEMBER 17, 1999 AND RECORDED NOVEMBER 22, 1999 VOLUME M99, PAGE 46338, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON 4) COVENANTS, CONDITIONS AND RESTRICTONS RECORDED OCTOBER 1, 1998 VOLUME M98, PAGE 36239, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, AMENDED BY INSTRUMENT RECORDED VOLUME M98 PAGE 36239, 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, DEED RECORDS OF KLAMATH COUNTY, OREGON AMENDED FEBRUARY 17, 2000 AND RECORDED FEBRUARY 23, 2000 IN VOLUME M00 PAGE 5556, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

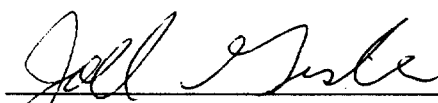
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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.

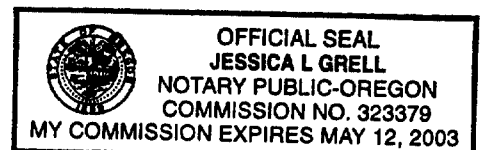
The true and actual consideration for this conveyance is 29,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1916 HEITZMAN WAY, EUGENE, OR 97402

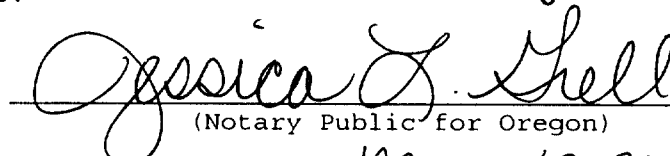
Dated this 30<sup>th</sup> day of May, 2000.

  
AMERICAN CASH EQUITIES

State of Oregon  
County of KLAMATH



This instrument was acknowledged before me on May 30<sup>th</sup>, 2000 by AMERICAN CASH EQUITIES.

  
(Notary Public for Oregon)  
My commission expires May 12, 2003

ESCROW NO. BT028051CO

Return to:  
DOUG LAWNICKI  
1916 HEITZMAN WAY  
EUGENE, OR 97402

State of Oregon, County of Klamath  
Recorded 06/09/00, at 11:22 a.m.  
In Vol. M00 Page 20974  
Linda Smith,  
County Clerk Fee \$ 21.00