

AMERICAN CASH EQUITES INC, an Oregon Corporation,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
RICKY T. VERHAEGHE and MARGARET M. VERHAEGHE, 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 31 IN BLOCK 3 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 01300 000

10231

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, VOLUME M73, PAGE 9530, KLAMATH COUNTY,  
OREGON 2)COVENANTS, CONDITIONS AND RESTRICTIONS AS SHOWN ON THE RECORDED  
PLAT OF TRACT NO 1119 LEISURE WOODS UNIT 3)COVENANTS, CONDITIONS AND  
RESTRICTIONS RECORDED JANUARY 2, 1990, VOLUME M90, PAGE 30, KLAMATH  
COUNTY, OREGON, AMENDED NOVEMBER 10, 1992, VOLUME M92, PAGE 26591,  
KLAMATH COUNTY, OREGON 4)COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED  
OCTOBER 1, 1998, VOLUME M98, PAGE 36239, KLAMATH COUNTY, OREGON, AMENDED  
BY INSTRUMENT M98, PAGE 37231, KLAMATH COUNTY, OREGON, AMENDED NOVEMBER  
17, 1999, RECORDED NOVEMBER 22, 1999, VOLUME M99, PAGE 46338, AMENDED  
FEBRUARY 17, 2000, RECORDED FEBRUARY 23, 2000, VOLUME M00, PAGE 5556,  
AMENDED APRIL 25, 2000, RECORDED MAY 17, 2000, VOLUME M00, PAGE 17884,  
KLAMATH COUNTY, OREGON 5)REGULATIONS AND ASSESSMENTS OF THE DIAMOND PEAKS  
ROAD AND UTILITY ASSOCIATION, AS SET FORTH IN DECLARATION RECORDED  
OCTOBER 1, 1998, VOLUME M98, PAGE 36239, DEED RECORDS OF KLAMATH COUNTY,  
OREGON 6)DECLARATIONS, COVENANTS AND CONDITIONS RECORDED NOVEMBER 22,  
1999, VOLUME M99, PAGE 46339, 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 49,400.00.

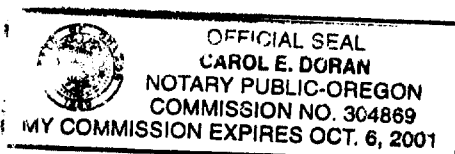
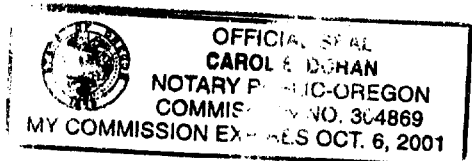
Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 15620 SE DANA, MILWAUKIE, OR 97267

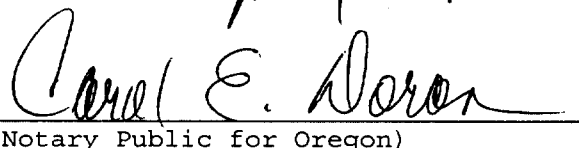
Dated this 17th day of July, 2000.

  
AMERICAN CASH EQUITES INC

State of Oregon  
County of KLAMATH

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



  
(Notary Public for Oregon)

My commission expires 10-6-2001

ESCROW NO. BT028423CO

Return to:

RICKY T. VERHAEGHE  
15620 SE DANA  
MILWAUKIE, OR 97267

State of Oregon, County of Klamath  
Recorded 07/18/00, at 11:27 A.M.  
In Vol. M00 Page 26139  
Linda Smith,  
County Clerk Fee\$ 21-

