

200 OCT 24 PM 3:17

WARRANTY DEED

Vol M00 Page 38793

AMERICAN CASH EQUITIES, an Oregon Corporation,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
TRACEY WINDOM AND PAMELA WINDOM

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 25 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.

2407 007D0 05800

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, microfilm records
of 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, microfilm records of Klamath County, Oregon, amended by
instrument recorded November 10, 1992, volume M92, page 26591, 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. Third amendment
dated November 17, 1999, recorded November 22, 1999, volume M99, page
46338, microfilm records of Klamath County, Oregon. Amendment dated
February 17, 2000, recorded February 23, 2000, volume M00, page 5556,
microfilm records of Klamath County, Oregon. Declaration adding land to
the third amendment dated April 25, 2000, recorded May 17, 2000, Volume
M00, page 17884, microfilm records of Klamath County, Oregon. 5)
Regulations and assessments of the Diamond Peaks Road and Utility
Association recorded October 1, 1998 in volume M98, page 36239, Deed
Records of Klamath County, Oregon. 6) Declarations, Covenants and
conditions for Diamond Summit at Leisure Woods recorded November 22,
1999, volume M99, page 46339, 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 \$45000.00

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4467 Kalmia Street, Springfield OR 97478

Dated this 23rd day of October, 2000

Joel Fisher
AMERICAN CASH EQUITIES

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 23, 2000 by
AMERICAN CASH EQUITIES, by Joel Fisher, President

Connie L. O'Neil
(Notary Public for Oregon)

My commission expires May 14, 2001

ESCROW NO. BT030801C0

State of Oregon, County of Klamath
Recorded 10/24/00, at 3:17 p. m.
In Vol. M00 Page 38793
Linda Smith,
County Clerk Fee \$ 21.00