

MAR 20 2001 11:20 am

mtc 93270
WARRANTY DEED

Vol. M01 Page 11062

AMERICAN CASH EQUITIES, INC.,,

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

JOHN EASLEY III,

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 DESCHUTES and State of Oregon, to wit:

LOT 19 IN BLOCK 5 OF TRACT 1119, LEISURE WOODS, UNIT 2, ACCORDING TO THE OFFICIAL PLAT HEREOF ON FILE IN THE OFFICE OF THE OCUNTY 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 RECORDED 7-24-73, 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 AS DISCLOSED BY INSTRUMENT RECORDED 1-2-90, VOLUME M90, PAGE 30, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON AND AMENDED BY INSTRUMENT RECORDED 11-10-92, VOLUME M92, PAGE 26591, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON; 4) COVENANTS, CONDITIONS AND RESTRICTIONS AS DISCLOSED BY INSTRUMENT RECORDED 10-1-98, VOLUME M98, PAGE 36239, AND AMENDED BY INSTRUMENT RECORDED IN VOLUME M98, PAGE 37231 AND INSTRUMENT RECORDED 11-22-99, VOLUME M99, PAGE 46338 AND INSTRUMENT RECORDED 2-23-00, VOLUME M00, PAGE 5556, AND INSTRUMENT RECORDED 5-17-00, VOLUME M00, PAGE 17884 ALL IN MICROFILM RECORDS OF KLAMATH COUNTY, REGULATIONS AND ASSESSMENTS OF THE DIAMOND PEAKS ROAD & UTILITY ASSOCIATIONAS SET FORTH IN DECLARATION RECORDED 10-1-98, VOLUME M98, PAGE 36239, DEED RECORDS OF KLAMATH COUNTY, OREGON AND DECLARATIONS, COVENANTS AND CONDITIONS FOR DIAMOND SUMMIT AT LEISURE WOODS RECORDED 11-22-99, 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 60,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2083 SW CAMELOT COURT, PORTLAND, OR 97225

Dated this 19th day of March, 2001.

AMERICAN CASH EQUITIES, INC.,

BY: Joel Gisler

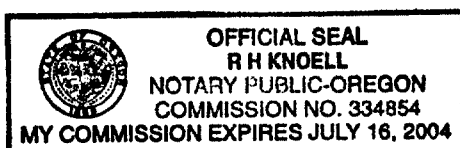
JOEL GISLER, PRESIDENT

State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on March 19, 2001 by JOEL GISLER AS PRESIDENT OF AMERICAN CASH EQUITIES, INC., AN OREGON CORPORATION.

[Signature]
(Notary Public for Oregon)

My commission expires 7-16-2004



ESCROW NO. BT033297RK

Return to:
JOHN EASLEY III
2083 SW CAMELOT COURT
PORTLAND, OR 97225

State of Oregon, County of Klamath
Recorded 03/20/01, at 11:20 a.m.
In Vol. M01 Page 11062
Linda Smith,
County Clerk Fee \$ 21.00

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