

'01 APR 12 AM 11:27

mtc S3520
WARRANTY DEED

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AMERICAN CASH EQUITIES, INC.,

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

TERRENCE A MARTIN and SANDRA H MARTIN, 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 26 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.

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; 2) COVENANTS, CONDITIONS AND RESTRICTIONS AS SHOWN ON THE RECORDED PLAT OF TRACT NO. 1119 - LEISURE WOODS UNIT; 3) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED 1-2-90, VOLUME: M90, PAGE 30, AND AMENDED BY DOCUMENT RECORDED 11-10-92, VOLUME: M92, PAGE 26591, AND AS AMENDED BY DOCUMENT RECORDED 10-9-98, VOLUME: M98, PAGE 37231, AND AS AMENDED BY DOCUMENT RECORDED 11-22-99, VOLUME: M99, PAGE 46338 AND AS AMENDED BY DOCUMENT RECORDED 4-25-2000, VOLUME: M00, PAGE 17884; 4) DECLARATIONS, COVENANTS AND CONDITIONS RECORDED 11-22-99, VOLUME: M99, PAGE 46339; ALL IN 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 47,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 21135 SW KILLARNEY COURT, TUALATIN, OR 97062

Dated this 11th day of April, 2001.

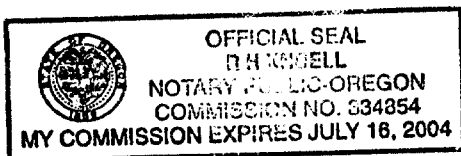
AMERICAN CASH EQUITIES, INC.,

BY: [Signature]
ITS: President

BY: ////////////////////
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State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on April 11, 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. BT033960RK

Return to:
TERRENCE A MARTIN
21135 SW KILLARNEY COURT
TUALATIN, OR 97062

State of Oregon, County of Klamath
Recorded 04/12/01, at 11:27a.m.
In Vol. M01 Page 15409
Linda Smith,
County Clerk Fee 21.00

21.00