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mtl 53253  
WARRANTY DEED

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AMERICAN CASH EQUITIES, INC.,

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

JANETTE A OLIVER,

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 15 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.

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 AS DISCLOSED BY INSTRUMENT RECORDED 7-24-73, VOLUME M73, PAGE 9530, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON; 2) COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE RECORDED PLAT OF TRACT 1119 - LEISURE WOODS UNIT 2; 3) COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH BY INSTRUMENT RECORDED 1-2-90, VOLUME M90, PAGE 30, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, AS AMENDED BY INSTRUMENT RECORDED 11-10-92, VOLUME M92, PAGE 26591 AND INSTRUMENT RECORDED 11-17-99 AND 11-22-99, VOLUME M99, PAGE 46338 AND INSTRUMENT RECORDED 5-17-00, VOLUME M00, PAGE 17884 AND INSTRUMENT RECORDED 2-23-00, VOLUME M00, PAGE 5556 ALL IN MICROFILM RECORDS OF KLAMATH COUNTY, OREGON; 4) COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH BY INSTRUMENT 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 34,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3085 WHITEBECK BLVD, EUGENE, OR 97405-1977

Dated this 11th day of April, 2001.

AMERICAN CASH EQUITIES, INC.,

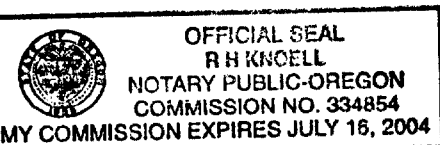
BY: Joel Gisler  
JOEL GISLER, PRESIDENT

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.,.

[Signature]  
(Notary Public for Oregon)

My commission expires 7-16-2004



ESCROW NO. BT033252RK

Return to:  
JANETTE A OLIVER  
3085 WHITEBECK BLVD  
EUGENE, OR 97405-1977

State of Oregon, County of Klamath  
Recorded 04/12/01, at 11:28 a. m.  
In Vol. M01 Page 15414  
Linda Smith,  
County Clerk Fee 21.00