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MTL 54529-
WARRANTY DEED

Vol M01 Page 37030

AMERICAN CASH EQUITIES, INC., AN OREGON CORPORATION,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MARK D. ROSE and M. RAMONA ROSE, 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 20 IN BLOCK 2, 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.

2407-007AO-07100-000 111 KEY NO. 782736

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 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 2; 3) COVENANTS, CONDITIONS AND RESTRICTIONS
RECORDED 1-2-90, VOLUME M90 PAGE 30 AND AS AMENDED RECORDED 11-10-92,
VOLUME M92 PAGE 26591 AND AS FURTHER AMENDED VOLUME M98 PAGE 37231; 4)
THIRD AMENDMENT TO DECLARATIONS, COVENANTS, CONDITIONS AND RESTRICTIONS
RECORDED 11-22-99, VOLUME M99 PAGE 46338; 5) DECLARATION RECORDED
5-17-00, VOLUME M00 PAGE 17884; AND 6) 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 79,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1427 NW HILLCREST DRIVE, CORVALLIS, OR 97330

Dated this 24th day of July, 2001.

AMERICAN CASH EQUITIES, INC., AN OREGON
CORPORATION

BY: Joel Gisler

ITS: President

BY: _____

, ITS: _____

State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on July 24, 2001 by JOEL
GISLER AS PRESIDENT OF AMERICAN CASH EQUITIES, INC., AN OREGON CORPORATION.

Glenda Cruz
(Notary Public for Oregon)

My commission expires 4-20-2003

ESCROW NO. BT036839RK

Return to:
MARK D. ROSE
1427 NW HILLCREST DRIVE
CORVALLIS, OR 97330

State of Oregon, County of Klamath
Recorded 07/25/01 at 3:22 p.m.
In Vol. M01 Page 37030
Linda Smith,
County Clerk Fee\$ 21.00

21.00M