

After recording return to:

DEAN HAMMOND

PO BOX 48

GERVAIS, OR 97036

Until a change is requested all tax statements shall be sent to the following address:

DEAN HAMMOND

PO BOX 48

GERVAIS, OR 97036

Escrow No. BT038951RK

Title No. _____

mtc 55346

STATUTORY WARRANTY DEED

AMERICAN CASH EQUITIES INC., AN OREGON CORPORATION,

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

DEAN HAMMOND and SUSAN HAMMOND, 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 37 IN BLOCK 3 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.

2407-007DO-01400-000

KEY NO. 10222

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:

2001/2002 REAL PROPERTY TAXES, A LIEN NOT YET DUE AND PAYABLE AND

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.

Easements, Agreements, Covenants, Conditions and Restrictions of record.

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 \$ **39,000.00.**

Dated this 16th day of October, 2001.

AMERICAN CASH EQUITIES INC., AN OREGON CORPORATION

BY: Patrick M. Gisler
PATRICK M. GISLER, SECRETARY

State of Oregon

STATE OF OREGON
County of DESCHUTES

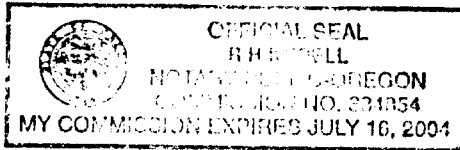
52892-A

This instrument was acknowledged before me on October 16, 2001 by
PATRICK M. GISLER AS SECRETARY OF AMERICAN CASH EQUITIES, INC.,.

[Signature]

(Notary Public for Oregon)

My commission expires 7-16-2004



State of Oregon, County of Klamath
Recorded 10/17/01 at 3:17p. m.
In Vol. M01 Page 52892
Linda Smith,
County Clerk Fee\$ 26⁰⁰