

'02 FEB 13:18

AmeriTitle

THIS SPACE RESERVED FOR RECORDER'S USE

MTL S6312-

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After recording return to:

BENJAMIN G. WOLFF
55 EAGLE CREST DRIVE
LAKE OSWEGO, OR 97035

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

BENJAMIN G. WOLFF
55 EAGLE CREST DRIVE
LAKE OSWEGO, OR 97035

Escrow No. BT041711RK
Title No. _____

State of Oregon, County of Klamath
Recorded 02/26/2002 3:18 p. m.
Vol M02, Pg 11678
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

AMERICAN CASH EQUITIES, INC., AN OREGON CORPORATION,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
BENJAMIN G. WOLFF and JULIE A. WESTON WOLFF, 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:

**LOTS 1 AND 2 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.**

2407-007A0-07600 KEY NO. 10525
2407-007A0-07700 KEY NO. 10516

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) AN 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) ORDER FOR CONDITIONAL USE PERMIT NO.
18-99 RECORDED 10-7-99, VOLUME M99, PAGE 39970; 4) COVENANTS, CONDITIONS
AND RESTRICTIONS RECORDED 2-12-02, VOLUME M02, PAGE 8503; 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.

The true and actual consideration for this conveyance is \$ **240,000.00.**

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.

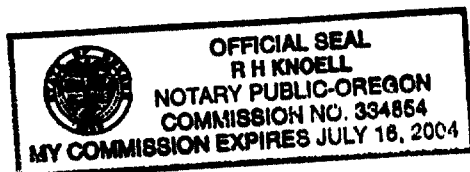
Dated this 25th day of February, 2002.

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 February 25, 2002 by
JOEL GISLER AS PRESIDENT OF AMERICAN CASH EQUITIES, INC., AN OREGON
CORPORATION.



Joel K. Noell
(Notary Public for Oregon)

My commission expires 7-16-2004