



THIS SPACE RESERVED FOR RECORDER'S USE
MTC 57088

After recording return to:

J2B2 LLC

1147 ALDER CREEK DRIVE

CORVALLIS, OR 97330

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

J2B2 LLC

1147 ALDER CREEK DRIVE

CORVALLIS, OR 97330

Escrow No. BT043937RK

Title No.

Vol M02 Page 31565

State of Oregon, County of Klamath

Recorded 05/29/2002 2:58 p.m.

Vol M02, Pg 31565

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 MAY 29 PM 2:58

WARRANTY DEED

AMERICAN CASH EQUITIES, INC., AN OREGON CORPORATION,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
J2B2 LLC

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 29 AND 30, BLOCK 3, TRACT 1119, LEISURE WOODS, UNIT 2, ACCORDING TO
THE OFFICIAL PLAT THEREOF IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH
COUNTY, OREGON.

2407-007A0-05700-000

KEY NO. 10785

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 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 2; 3) COVENANTS, CONDITIONS
AND RESTRICTIONS RECORDED 2-12-02, VOLUME M02, PAGE 8503 AND RE-RECORDED
4-15-02, VOLUME M02, PAGE 21922; 4) EASEMENTS AS DEDICATED OR DELINEATED
ON THE RECORDED PLAT, 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 \$ 89,650.00.

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 28th day of May, 2002.

AMERICAN CASH EQUITIES, INC., AN OREGON
CORPORATION

BY: Joel Gisher

ITS: President

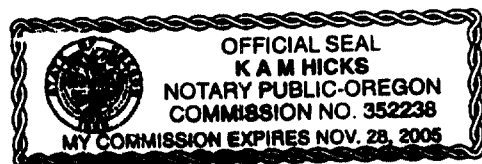
BY: _____

, ITS: _____

State of Oregon

County of DESCHUTES

This instrument was acknowledged before me on May 28, 2002 by
Joel Gisher AS President OF AMERICAN CASH EQUITIES, INC., AN OREGON
CORPORATION.



Kam Hicks
(Notary Public for Oregon)

My commission expires 11-28-05