



THIS SPACE RESERVED FOR RECORDER'S USE

mtc 57088

After recording return to:

J2B2 LLC
1147 ALDER CREEK DRIVE
CORVALLIS, OR 97330

Vol M02 Page 31565

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

J2B2 LLC
1147 ALDER CREEK DRIVE
CORVALLIS, OR 97330

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

Escrow No. BT043937RK
Title No. _____

'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.

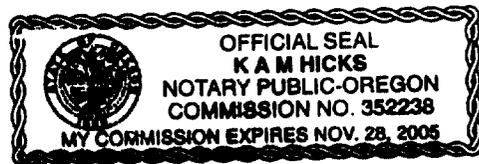
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 Gistler
ITS: President

BY: _____
, ITS: _____



State of Oregon
County of DESCHUTES

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

Kam Hicks
(Notary Public for Oregon)

My commission expires 11-28-05