99 JAN -4 P3:23 AMBRICAN CASH EQUITIES, INC., an Oregon corporation, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MARK VARGAS and JANA VARGAS, husband and wife, 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 KLAMATE and State of Oregon, to wit:

Lot 32, Block 5, 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.

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, subject to the terms and provisions thereof, recorded July 24, 1973 in Volume M73, Page 9530, Microfilm Records of Klamath County, Oregon; 2) Covenants, conditions and restrictions as shown on the recorded plat of Tract No. 1119 - Leisure Woods, Unit 2; 3) Declaration of Covenants, Conditions and Restrictions for Tract 1119, Leisure Woods, Unit 2, including the terms and provisions thereof, recorded January 2, 1990 in Volume M90, Page 30, Microfilm Records, and modified by instrument recorded November 10, 1992, in Volume M90, Page 26591, Microfilm Records; 4) Declaration of Covenants, Conditions and Restrictions, improved by instrument, including the terms and provisions thereof, recorded October 1, 1998 in Volume M98, Page 36239, Microfilm Records, as modified or amended by instrument recorded October 9, 1998, in Volume M98, Page 37231, Microfilm Records. Restrictions, imposed by instrument, including the terms and provisions thereof, recorded October 1, 1998 in Volume M98, Page 36239, Deed Records, as modified or amended by instrument recorded October 9, 1998, in Volume M98, Page 37231, Microfilm Records.

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.

31,150.00. The true and actual consideration for this conveyance is \$

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6405 SW ASH CREEK DR, PORTLAND, OR 97219

Dared this 15th day of December , 1998.

AMERI	CAN CASH EQUITIES, 1	INC.
Ву	December 15	1998
OUNTY OF Deschutes	Joel T. Gisler	
ersonally appeared the above named	cash Equities, Inc.	
as President of American and acknowledged the foregoing instr	ument to be _his_ v	cluntary act.
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