



After recording return to:
Credit Savers
~~1411 Upham~~ 403 Main
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Credit Savers
~~1411 Upham~~ 403 Main
Klamath Falls, OR 97601

File No.: 7021-535114 (SAC)
Date: March 01, 2005

State of Oregon, County of Klamath
Recorded 03/14/2005 3:41 P m
Vol M05 Pg 16728-29
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

STATUTORY WARRANTY DEED

Debra Ann Brown who aquired title as Debra Ann Beekman, Grantor, conveys and warrants to **Credit Savers LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The Easterly 45 feet of the Westerly one-half of Lots 5 and 6 of Block 29 Hillside Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 consideration for this conveyance is **\$38,000.00**. (Here comply with requirements of ORS 93.030)

16729

APN: 303816

Statutory Warranty Deed
- continued

File No.: 7021-535114 (SAC)
Date: 03/01/2005

Dated this 10 day of March, 2005.

Debra Ann Brown

Debra Ann Brown who aquired title as Debra
Ann Beekman

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 10 day of March, 2005
by **Debra Ann Brown who aquired title as Debra Ann Beekman.**

Dori Crain



Notary Public for Oregon
My commission expires: NOV. 7, 2005