

05 APR 7 AM 11:33

After Recording Return to:

CREDIT SAVERS LLC

403 Main St.  
Klamath Falls, OR 97601

State of Oregon, County of Klamath  
Recorded 04/07/2005 11:33 Am  
Vol M05 Pg 23963  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements  
Shall be sent to the persons & address shown above.

*Aspen 61026 MA*  
**WARRANTY DEED**  
(INDIVIDUAL)

**BRUCE E. BRINK and LEELA BENJAMIN, herein called Grantor, convey(s) to CREDIT SAVERS LLC, an Oregon Limited Liability Company, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:**

**LOT 13, BLOCK 1, LENOX, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.**

**CODE 211 MAP 3909-007CA TL 7100 KEY# 537547**

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage **And**, Trust Deed including the terms and provisions thereof, recorded August 6, 1999 in Book M-99, Page 31425, the beneficial interest in which was assigned to Inland Northwest Bank, a Washington Banking Corporation, by instrument recorded May 7, 2002 in Book M-02, Page 26930, which Trust Deed the Grantee herein does not agree to assume and pay and Grantor hereby holds Grantee harmless therefrom. Grantor hereby states that this Trust Deed will be paid in full prior to, or at the time of, payoff of the All-inclusive Trust Deed from Grantee in favor of Grantor, which is being recorded immediately subsequent to the recording of this Deed.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$52,500.00.**  
(here comply with the requirements of ORS 93.930)

**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: **March 15, 2005.**

*Bruce E. Brink*  
\_\_\_\_\_  
**BRUCE E. BRINK**

*Leela Benjamin by Bruce E. Brink*  
\_\_\_\_\_  
**LEELA BENJAMIN, by Bruce E. Brink as her**  
**Attorney in fact** *ALF*

STATE OF OREGON, County of **Klamath**) ss.

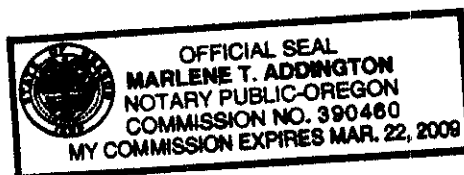
On March       , 2005, personally appeared the above named **BRUCE E. BRINK** for himself individually and as attorney in fact for **LEELEA BENJAMIN** and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00061026

Before me: *Marlene T. Addington*  
Notary Public for Oregon  
My commission expires: **March 22, 2005**  
Official Seal *2009*



*2100*