

05 JUN 23 PM3:12

After Recording Return to:

MARGARITA CASTILLO

401-B S. Oakdale Ave  
Medford OR 97501

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

State of Oregon, County of Klamath

Recorded 06/23/05 3:12 Pm

Vol M05 Pg 47446

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Aspen Title & Escrow, Inc.  
**WARRANTY DEED**  
(INDIVIDUAL)

**CREDIT SAVERS LLC, an Oregon Limited Liability Company**, herein called Grantor, convey(s) to **MARGARITA CASTILLO**, herein called Grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Lot 13, Block 3, LENOX ADDITION**, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

**CODE 063 MAP 3909-007CA TL 09500 KEY# 537734**

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, two Trust Deeds, including the terms and provisions thereof, one recorded March 8, 2005 in Book M-05, Page 15515, in favor of Bruce E. Brink one recorded March 8, 2005 in Book M-05, Page 15518, Klamath County Official Records, both Trust Deeds the Grantee herein agrees to assume and pay according to the terms contained therein.**

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 **\$68,300.00**.  
(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 **June 17, 2005**.

**CREDIT SAVERS LLC, an Oregon Limited Liability Company**

Member

Member

STATE OF OREGON, County of Klamath) ss.

On June 21, 2005, personally appeared the above named Jason Icebaker and Margrita Castillo as Members of **CREDIT SAVERS LLC, an Oregon Limited Liability Company**.

This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00061754

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

Official Seal

