

05 JUN 30 PM 1:30

After Recording Return to:

CREDIT SAVERS LLC. AND SIMEON DENK

403 Main St  
Klamath Falls, OR 97601

Until a change is requested all tax statements

shall be sent to the following address:

CREDIT SAVERS LLC. AND SIMEON DENK

Same As Above

State of Oregon, County of Klamath

Recorded 06/30/05 1:38 p.m.

Vol M05 Pg 49827

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

*Aspen Title & Escrow*  
**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That **ROBERT G. CULLINAN**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **CREDIT SAVERS LLC. AND SIMEON DENK**, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to-wit:

**Lots 15 and 16, ROSELAWN, SUBDIVISION OF BLOCK 70 OF BUENA VISTA TO THE CITY OF KLAMATH FALLS**, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

**TOGETHER WITH** the North 6 feet of vacated alley adjacent to said lots on the South.

**CODE 001 MAP 3809-029BD TL 11200 KEY# 213487**

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$45,000.00**.  
(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.**

In Witness Whereof, the grantor has executed this instrument **June 23, 2005**; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

*Robert G. Cullinan*

**ROBERT G. CULLINAN**

STATE OF OREGON, )

) ss.

County of **Klamath** )

The foregoing instrument was acknowledged before me this 28 day of June, 2005, by **Robert G. Cullinan**.

*Adrien Fleeck*  
Notary Public for Oregon

(SEAL)

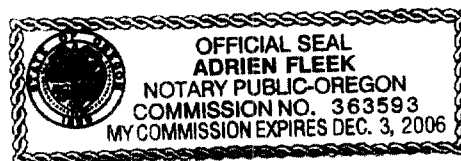
My commission expires: 12-3-06

**BARGAIN AND SALE DEED**

**ANGELENA LUNA, as grantor**

and

**CREDIT SAVERS LLC. and SIMEON DENK, as grantee**



This document is recorded at the request of:  
**Aspen Title & Escrow, Inc.**  
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00061533

*UA*