

2007-005864

Klamath County, Oregon



00018996200700058640080083

03/29/2007 02:32:06 PM

Fee: \$56.00

Send Tax Statements to:  
Kazi Management VI LLC  
PO Box 11239  
St. Thomas VI 00801



QUIT CLAIM DEED  
UNITED STATES TREASURY DEPARTMENT  
Internal Revenue Service  
Director, Western Area Collection  
Small Business/Self Employed

THIS DEED, Made and entered into this 22<sup>nd</sup> day of March 2007, by and between Lisa Jones, Technical Services Advisory Manager, Cal-Western on behalf of the Director, Western Area Collection, the Internal Revenue Service, a duly authorized agent of the United States of America, grantor, and Kazi Management VI, LLC, grantee.

WHEREAS, the real property to be conveyed herein was seized from Daryl J. & Marta C. Kollman, for nonpayment of taxes which were duly assessed and remained unpaid for more than ten days after notice and demand for payment had been served upon, Daryl J. & Marta C. Kollman.

AND WHEREAS, said property was declared purchased by Kazi Management VI, LLC as provided by Section 6331-6335 of the Internal Revenue Code at a public sale held on September 7, 2006, for the sum of \$1,067,791.00 and, the sale was conducted in accordance with Sub-Chapter D of Chapter 64 of the Internal Revenue Code and the regulations thereunder.

AND WHEREAS, said property has not been redeemed in the manner and within the time prescribed in Section 6337(b) (1) of the Internal Revenue Code.

NOW THEREFORE, that for and in consideration of the sum of \$1,067,791.00 grantor, Lisa Jones, Technical Services Advisory Manager, Cal-Western on behalf of the Director, Western Area Collection, of the Internal Revenue Service, a duly authorized agent of the United States of America, in order to carry into effect the sale as above-described and in conformity with the statutes in such cases made and proved, does here by quit claim to Kazi Management VI, LLC, all the interest of said, Daryl J. & Marta C. Kollman, thereto in and to the real property situated in Klamath County, State of Oregon, described as follows:

**LEGAL DESCRIPTION:**

All real property situated in the County of Klamath, State of Oregon, described as follows:

**COLLEGE INDUSTRIAL PARK, BLOCK 1, LOT 5, LOT 9, LOT 10, LOT 11 & LOT 6,**

An irregular parcel of Burlington Northern Railroad Company's Station ground property situated in Government Lot 7 (SW ¼) of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, in the City of Klamath Falls, Klamath County, Oregon more particularly described in Exhibit A, consisting of one (1) page.

A tract of land located in the SW ¼ of Section 33, Township 38, South, Range 9 East of Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Commencing at the West one-quarter corner of said Section 33; thence North 00°44'52" West 69.16 feet to a point on the old Southerly right-of-way line of South 6<sup>th</sup> Street; thence South 55°26'00" East along said Southerly right-of-way line, 407.10 feet to the most Northerly corner of central Pacific Railroad Company Lands as described in Volume 85, Page 120, Klamath County Deed records; thence South 10°46'30" West 10.93 feet to a point on the Southerly line of the right-of-way South 6<sup>th</sup> Street, said point also lying on the Westerly line of said lands described in Volume 85, Page 120, Klamath County Deed records; thence South 10°46'30" West 392.29 feet to the true point of beginning; thence continuing along said Westerly boundary, South 10°46'30" West 197.35 feet to the most Southerly corner of the land described in deed to Central Pacific Railroad Company as recorded in Volume 85, Page 121 said corner being the Westerly line of the land described as Parcel 2 in Deed Dated August 21, 1928 from J.A. Gordon to Central Pacific Railroad Company as recorded September 4, 1928 in Volume 82, Page 221 of the Klamath County Deed Records; thence continuing along said Westerly line along the arc of a 706.05 foot radius non-tangent curve to the right, through a central angle of 16°37'00" an arc distance of 204.76 feet (the long chord of which bears North 26°14'29" East, 204.05 feet) to a point of non-tangency, thence leaving said Westerly line, North 78°29'48" West 54.42 feet to the point of beginning. Code 001 Map 3809-033CB TL 02400 KEY #611626

Parcel 1: The NW ¼ of the SW ¼ of Section 17, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion lying within the Uhrmann Road, Northern Heights Boulevard and Century Drive rights of way.

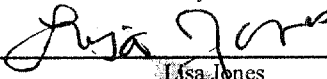
56-

Parcel 2:

That portion of the SW ¼ SW ¼ of Section 17, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Northwesterly of Northern Heights Boulevard.  
Code 001 Map 3809-017 TL 00200 Key #765112

SUBJECT TO rights reserved in federal patents, state or railroad deeds, building or use restrictions general to the area, zoning regulations, utility easements, of record, and rights of way or easements shown on the plate or visible by inspection, reserved oil and or mineral rights, and any future adjustment of surface water rights by any appropriate federal and /or state proceeding.

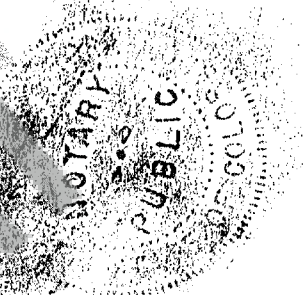
IN WITNESS WHEREOF, the grantor has executed this deed on the 22<sup>nd</sup> day of March 2007.

  
\_\_\_\_\_  
Lisa Jones  
Technical Services Advisory Manager, Cal-Western

On this 22<sup>nd</sup> day of March 2007, Lisa Jones appeared before me, to me personally known, who being by me duly sworn, did say that she is the Technical Service Advisory Manager, Cal-Western, on behalf of the Director, Western Area Collection, of the Internal Revenue Service, a duly authorized agent of the United States of America, a body politic, and that said instrument was signed on behalf of the United States of America by authority of it's laws and regulations promulgated thereunder, and said Technical Services Advisory Manager, Cal-Western acknowledged said instrument to be the free act and deed of said body politic.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission expires \_\_\_\_\_

Satinder P. Arora  
My Commission Expires  
August 23, 2010



Unofficial Copy

Exhibit A

An irregular parcel of Burlington Northern Railroad Company's Station ground property situated in Government Lot 7 (SW 1/4) of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, in the City of Klamath Falls, Klamath County, Oregon more particularly described as follows:

Commencing at the West 1/4 corner of said Section 33; thence North 00° 01' West, along the West line thereof 59.37 feet; thence South 55° 27' East 188.55 feet; thence South 10° 27' West 25.27 feet to the true point of beginning, on the Southerly line of South Sixth Street; thence South 10° 46' 30" West 427.39 feet to the true point of beginning of that tract of land described in Volume 80, Page 557 of the Klamath County Deed Records; thence following along the Westerly line of said tract the following courses, South 10° 46' 30" West 256.81 feet (259.69 feet by said Volume 80, Page 562), along the arc of a curve to the left 618.95 feet (radius = 573.14 feet, central angle = 61° 52' 30" and the long chord bears South 20° 09' 45" East 589.31 feet) to a point lying 14.5 feet Northeasterly, as measured at right angles, from the centerline of the 100-foot wide railroad right-of-way corridor occupied jointly by Grantor herein and Southern Pacific Railroad Company and South 51° 06' East, along a line drawn parallel with and distant 14.5 feet Northeasterly from said centerline, 182.02 feet; thence North 38° 54' East 16.21 feet; thence Northwesterly along the arc of a curve to the right (radius = 484.18 feet, central angle = 26° 37' 30" and long chord bears North 37° 47' 15" West 222.93 feet) 225.00 feet to the Southernmost corner of that certain parcel conveyed to the former Great Northern Railway Company by deed and recorded in Volume 82, Page 172 of the Klamath County Deed Records; thence continuing Northwesterly along the Easterly boundary of the above said parcel the following courses, along a curve to the right (radius = 484.18 feet, central angle = 12° 38' 00" and the long chord bears North 18° 09' 30" West 106.54 feet) 106.76 feet, Northerly on a curve to the right (radius = 702.55 feet, central angle = 22° 37' 00" and the long chord bears North 00° 32' 00" West 276.52 feet) 277.32 feet, North 10° 46' 30" East 70.23 feet, along a curve to the right (radius = 706.05 feet, central angle = 1° 27' 00" and the long chord bears North 17° 12' 30" East 17.87 feet) 17.87 feet and North 10° 46' 30" East 589.64 feet to the Southerly line of South Sixth Street; thence along the Southerly line of South Sixth Street the following courses, North 55° 46' 30" West 149.88 feet, North 61° 41' 40.5" West 32.28 feet and North 73° 32' 01.5" West 32.28 feet to the true point of beginning.

EXCLUDING, herefrom that portion of the above described parcel lying Southwesterly of a line drawn parallel with and distant 30.5 feet Northeasterly, as measured at right angles, from the centerline of said 100-foot wide railroad right-of-way corridor.

ALSO EXCEPTING that portion conveyed to the State of Oregon, by and through it's State Highway Commission by Deeds recorded January 6, 1956, Book 280, Page 284, Deed Records of Klamath County, Oregon, and recorded March 1, 1956 in Book 281, Page 274, Deed Records of Klamath County, Oregon

CODE 001 MAP 3809-033CB TL 02300 KEY# 770749

Form **2435**  
(Rev. January 2003)

Department of the Treasury — Internal Revenue Service

## Certificate of Sale of Seized Property

I certify that I sold at public sale the property described below, seized for nonpayment of delinquent  
Internal Revenue taxes due from:

Taxpayer's name	Date of sale
Daryl J & Marta C Kollman	09/07/2006

Sale held at: 316 Main St. Klamath Falls OR

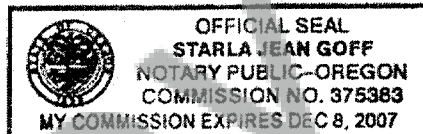
in the county of Klamath

Page 1

**Description of property sold** (If you need more space, please attach a separate sheet. If property listed includes motor vehicles, airplanes, and/or boats, see information under Notice of Encumbrances.)

040F - COLLEGE INDUSTRIAL PARK, BLOCK 1, LOT 5  
040G - COLLEGE INDUSTRIAL PARK, BLOCK 1, LOT 9  
040H - COLLEGE INDUSTRIAL PARK, BLOCK 1, LOT 10  
040I - COLLEGE INDUSTRIAL PARK, BLOCK 1, LOT 11  
040K - COLLEGE INDUSTRIAL PARK, BLOCK 1, LOT 6

040LA tract of land located in the SW ¼ of Section 33, Township 38, South, Range 9 East of Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Commencing at the West one-quarter corner of said Section 33; thence North 00° 44' 52" West 69.16 feet to a point on the old Southerly right-of-way line of South 6th Street; thence South 55° 26' 00" East along said Southerly right-of-way line, 407.10 feet to the most Northerly corner of central Pacific Railroad Company Lands as described in Volume 85, Page 120, Klamath County Deed records; thence South 10° 46' 30" West 10.93 feet to a point on the Southerly line of the right-of-way line South 6th Street, said point also lying on the Westerly line of said lands described in Volume 85, Page 120, Klamath County Deed records; thence South 10° 46' 30" West 392.29 feet to the true point of beginning; thence continuing along said Westerly boundary, South 10° 46' 30" West 197.35 feet to the most Southerly corner of the land described in deed to Central Pacific Railroad Company as recorded in Volume 85, Page 121 said corner being the Westerly line of the land described as Parcel 2 in Deed Dated August 21, 1928 from J.A. Gordon to Central Pacific Railroad company as recorded September 4, 1928 in Volume 82, Page 221 of the Klamath County Deed Records; thence continuing along said Westerly line along the arc of a 706.05 foot radius non-tangent curve to the right, through a central angle of 16° 37' 00" an arc distance of 204.76 feet (the long chord of which bears North 26° 14' 29" East, 204.05 feet) to a point of non-tangency, thence leaving said Westerly line, North 78° 29' 48" West 54.42 feet to the point of beginning.  
CODE 001 MAP 3809-033CB TL 02400 KEY # 611626



The above property was sold at the highest bid received, and receipt of the bid amount is acknowledged. The sale was conducted as provided by Subchapter D, Chapter 64, of the Internal Revenue Code and related regulations.

Sale amount	Purchaser's name
\$ 1,067,791.00	Kazi Management VI, LLC
Purchaser's address	
800 Wilshire Blvd 12th Flr Los Angeles, CA 90017	
Signature of IRS employee	Area Office / Territory Office
<i>M Snoddy</i>	Western/Portland
Office address of IRS employee	Date
1220 SW 3rd Ave M/S 0240 Portland, OR 97204	09/28/2006

Part 1 — To Purchaser

Catalog No. 184932

www.irs.gov

Form 2435 (Rev. 1-2003)



040J

An irregular parcel of Burlington Northern Railroad Company's Station ground property situated in Government Lot 7 (SW1/4) of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, in the City of Klamath Falls, Klamath County, Oregon more particularly described as follows:

Commencing at the West  $\frac{1}{4}$  corner of said Section 33; thence North  $00^{\circ} 01'$  West, along the West line thereof 69.37 feet; thence South  $55^{\circ} 27'$  East 188.56 feet; thence South  $10^{\circ} 27'$  West 25.27 feet to the true point of beginning, on the Southerly line of South Sixth Street; thence South  $10^{\circ} 46' 30''$  West 427.39 feet to the true point of beginning of that tract of land described in Volume 80, Page 562 of the Klamath County Deed Records; thence following along the Westerly line of said tract the following courses, South  $10^{\circ} 46' 30''$  West 256.81 feet ( 259.69 feet by said Volume 80, Page 562) along the arc of a curve to the left 618.95 feet (radius = 573.14 feet, central angle =  $61^{\circ} 52' 30''$  and the long chord bears South  $20^{\circ} 09' 45''$  East 589.31 feet) to a point lying 14.5 feet Northeasterly, as measured at right angles, from the centerline of the 100-foot wide railroad right-of-way corridor occupied jointly by Grantor herein and Southern Pacific Railroad Company and South  $51^{\circ} 06'$  East, along a line drawn parallel with and distance 14.5 feet Northeasterly from said centerline, 182.02 feet; thence  $38^{\circ} 54'$  East 16.21 feet; thence Northwesterly along the arc of a curve to the right (radius = 484.18 feet, central angle =  $26^{\circ} 37' 30''$  and long chord bears North  $37^{\circ} 47' 15''$  West 222.98 feet) 225.00 feet to the Southernmost corner of that certain parcel conveyed to the former Great Northern Railroad Company by deed and recorded in Volume 82, Page 172 Klamath County Deed Records; thence continuing Northwesterly along the Easterly boundary of the above said parcel the following courses, along a curve to the right (radius = 484.18 feet, central angle =  $12^{\circ} 38' 00''$  and the long chord bears  $18^{\circ} 09' 30''$  West 106.54 feet) 106.76 feet, Northerly on a curve to the right (radius = 702.55 feet, central angle =  $22^{\circ} 37' 00''$  and the long chord bears North  $00^{\circ} 32' 00''$  West 275.52 feet) 277.32 feet, North  $10^{\circ} 46' 30''$  East 70.23 feet, along a curve to the right (radius = 706.05 feet, central angle =  $1^{\circ} 27' 00''$  and the long chord bears North  $17^{\circ} 12' 30''$  East 17.87 feet) 17.87 feet and North  $10^{\circ} 46' 30''$  East 589.64 feet to the Southerly line of South Sixth Street; thence along the Southerly line of the South Sixth Street the following courses, North  $55^{\circ} 46' 30''$  West 149.88 feet, North  $61^{\circ} 41' 40.5''$  West 32.28 feet and North  $73^{\circ} 32' 01.5''$  West 32.28 feet to the true point of beginning. EXCLUDING, here from that portion of the above described parcel lying Southwesterly of a line drawn parallel with and distant 30.5 feet Northeasterly, as measured at right angles, from the centerline of said 100-foot wide railroad right-of-way corridor. ALSO EXCEPTING that portion conveyed to the State of Oregon, by and through its State Highway Commission by Deeds recorded January 6, 1956, Book 280, Page 284, Deed Records of Klamath County, Oregon, and recorded March 1, 1956 in Book 281, Page 274, Deed Records Klamath County, Oregon  
CODE 001 MAP 3809-033CB TL 02300 KEY# 770749

040M

PARCEL 1:

The NW ¼ of the SW ¼ of Section 17, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion lying within Tract No. 1174 COLLEGE INDUSTRIAL PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO SAVING AND EXCEPTING that portion lying within the Uhrmann Road, Northern Heights Boulevard and Century Drive rights of way.

PARCEL 2:

That portion of the SW ¼ SW ¼ of Section 17, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Northwesterly of Northern Heights Boulevard.

CODE 001 MAP 3809-017 TL 00200 KEY# 765112

Unofficial  
Copy

**Notice of Encumbrances**  
**(For use with motor vehicles, airplanes, and/or boats)**

**NOTE:** The Internal Revenue Service does not warrant the correctness or completeness of the information listed but provides it solely to help the successful bidder determine possible encumbrances against the property purchased. Bidders should, therefore, verify for themselves the validity, priority, and amount of encumbrances against the property sold.

As of the date of seizure, the following were the senior encumbrances known to us in the property that was seized and sold for nonpayment of Internal Revenue taxes.

Type of Encumbrance or Interest	Amount of Encumbrance or Interest	Date of Instrument Creating Encumbrance or Interest	Date and Place Recorded	Name and Address of Party Holding Encumbrance or Interest	Date of Information
Trust Deed	1,510,163.60	06-21-1999	08-06-1999 Klamath County Klamath Falls OR	Ladolla Loans 12651 High Bluff Dr Ste 250 San Diego, CA 92130	04/27/2006

## Notice to Purchaser or Purchaser's Assignee

### Personal Property

This certificate transfers to the purchaser all right, title, and interest of the taxpayer in and to the personal property described.

### Real Property

If the real property is not redeemed within the time prescribed in section 6337 of the Internal Revenue Code, a deed will be issued as soon in and to the real property. Instructions for obtaining a deed are given below.

### Redemption Rights

The rights of redemption of real estate after sale, as specified in Code Section 6337(b), are quoted below:

#### (b) Redemption of Real Estate After Sale.

(1) Period. —The owners of any real property sold as provided in section 6335, their heirs, executors, or administrators, or any person having sold, or any particular tract of such property, at any time within 180 days after the sale thereof.

(2) Price. —Such property or tract shall be permitted to be redeemed upon payment to the purchaser, or in case he cannot be found in the county in which the property to be redeemed is situated, then to the Secretary, for the use of the purchaser, his heirs, or assigns, the amount paid by such purchaser and interest thereon at the rate of 20 percent per annum.

### How to Obtain a Deed

If the real estate is not redeemed within the 180-day period, the purchaser or assignee may obtain a deed by surrendering this certificate of sale, either by personal delivery or mail, to

(1) The Area Director of Internal Revenue for the area in which the property is located, marked for the Attention, Technical Support Manager; or

(2) The address of the Internal Revenue Service office shown on the front of this certificate.

### Applicable Sections Under The Internal Revenue Code

#### SEC. 6338. CERTIFICATE OF SALE; DEED OF REAL PROPERTY

(a) Certificate of Sale.—In the case of property sold as provided in section 6335, the Secretary shall give to the purchaser a certificate of sale upon payment in full of the purchase price. In the case of real property, such certificate shall set forth the real property purchased, for whose taxes the same was sold, the name of the purchaser, and the price paid therefor.

(b) Deed to Real Property.—In the case of any real property sold as provided in section 6335 and not redeemed in the manner and within the time provided in section 6337, in which such real property is situated pertaining to sales of real property under execution) to the purchaser of such real property at such sale, upon his surrender of the certificate of sale, a deed of the real property by him, reciting the facts set forth in the certificate.

(c) Real Property Purchased by United States.—If real property is declared purchased by the United States at a sale pursuant to section 6335, the Secretary shall at the proper time execute a deed therefor, and without delay cause such deed to be duly recorded in the proper registry of deeds.

#### SEC. 6338. LEGAL EFFECT OF CERTIFICATE FOR SALE OF PERSONAL PROPERTY AND DEED OF REAL PROPERTY

(a) Certificate of Sale Property Other Than Real Property.—In all cases of sale pursuant to section 6335 of property (other than real property), the certificate of sale—

(1) As evidence.—Shall be prima facie evidence of the right of the officer to make such sale, and conclusive evidence of the regularity of his proceedings in making the sale; and

(2) As conveyances.—Shall transfer to the purchaser all right, title, and interest of the party delinquent in and to the property sold; and

(3) As authority for transfer of corporate stock.—If such property consists of stocks, shall be notice, when received, to any corporation, company, or association of such transfer, and shall be authority to such corporation, company, or association to record the transfer on its books and records in the same manner as if the stocks were transferred or assigned by the party holding the same, in lieu of any original or prior certificate, which shall be void, whether canceled or not; and

(4) As receipts.—If the subject of sale is securities or other evidences of debt, shall be a good and valid receipt to the person holding the same, as against any person holding or claiming to hold possession of such securities or other evidences of debt; and

(5) As authority for transfer of title to motor vehicle.—If such property consists of a motor vehicle, shall be notice, when received, to any public official charged with the registration of title to motor vehicles, of such transfer and shall be authority to such official to record the transfer on his books and records in the same manner as if the certificate of title to such motor vehicle were transferred or assigned by the party holding the same in lieu of any original or prior certificate, which shall be void, whether canceled or not.

(b) Deed of Real Property.—In the case of the sale of real property pursuant to section 6335—

(1) Deed as evidence.—The deed of sale given pursuant to section 6338 shall be prima facie evidence of the facts therein stated; and

(2) Deed as conveyance of title.—If the proceedings of the Secretary as set forth have been substantially in accordance with the provisions of law, such deed shall be considered and operate as a conveyance of all the right, title, and interest the party delinquent had in and to the real property thus sold at the time the lien of the United States attached thereto.

(c) Effect of Junior Encumbrances.—A certificate of sale of personal property given or a deed to real property executed pursuant to section 6338 shall discharge such property from all liens, encumbrances, and titles over which the lien of the United States with respect to which the levy was made had priority.

(d) Cross References.—

(1) For distribution of surplus proceeds, see section 6342(b).

(2) For judicial procedure with respect to surplus proceeds, see section 7426(a)(2).