

2007-005868

Klamath County, Oregon



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03/29/2007 02:39:38 PM

Fee: \$36.00

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 22nd 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 \$24,000.00 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 \$24,000.00 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 7

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 plat 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 22nd day of March 2007.

Lisa Jones

Technical Services Advisory Manager, Cal-Western

On this 22nd 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, oh 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



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

Daryl J & Marta C Kollman

Date of sale

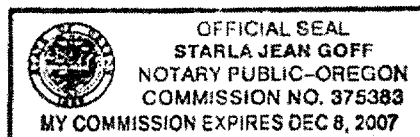
09/07/2006

Sale held at: 316 Main St. Klamath Falls OR

in the county of Klamath

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.)

040 - COLLEGE INDUSTRIAL PARK, BLOCK1, LOT 7



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

\$ 24,000.00

Purchaser's name

Kazi Management VI, LLC

Purchaser's address

800 Wilshire Blvd 12th Flr Los Angeles, CA 90017

Signature of IRS employee

Area Office / Territory Office

Western/Portland

Office address of IRS employee

1220 SW 3rd Ave M/S 0240 Portland, OR 97204

Date

09/28/2006

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
None Known					

Department of the Treasury — Internal Revenue Service
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 therefore, and without delay cause such deed to be duly recorded in the proper registry of deeds.

SEC. 6339. 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 conveyance.—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).