

2009-001225

Klamath County, Oregon



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02/02/2009 03:30:00 PM

Fee: \$31.00

UTZ 84336

BILL OF SALE
AND
DEED

For \$1 and other good and valuable consideration, the receipt of which is acknowledged, we hereby quitclaim, sell and transfer to Anne R. Pollack and Robert V. Kuenzel, 98 Pine Street, OR 97520, as Trustees of the Kuenzel-Pollack Family Trust (hereinafter, "Kuenzel-Pollack"), all of our legal or equitable right, title and interest to all of the following:

The use and enjoyment of that certain real property (the "Property") commonly known as Cabin/Lot D-2, Lake of the Woods, Oregon, and all rights (including water rights) related thereto
FURTHER DESCRIBED IN EXHIBIT "B"


All improvements located on or by said real property, including outbuildings and dock (the "Improvements"), and any fixtures appurtenant thereto

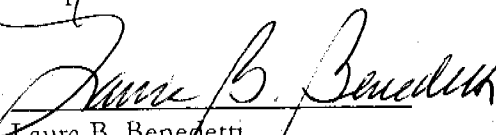
The U.S. Forest Service Permit for the recreational use of said real property and the Improvements, and any renewals or extensions of said Permit

All furnishings, furniture, appliances, equipment, tools, supplies and any other personal property that are or customarily have been located at or upon the Property or within the Improvements, except those items specified on the attached page labeled Exhibit "A", which specified items shall, by agreement, remain our property and may and shall be removed from the Property as agreed with Ms. Pollack and Mr. Kuenzel.

This Bill of Sale is subject to that certain Deed of Trust in our favor executed by Kuenzel-Pollack as of the date hereof.

SEE THE ATTACHED EXHIBIT "A" MADE A PART HEREOF FOR THE LIST OF EXCLUSIONS.


Philip F. Benedetti


Laura B. Benedetti
After Recording Return to:
1174 Emma Street,
Ashland, OR 97520

Dated: February 2, 2009

31 Amt

EXHIBIT "A"

Exclusions from Bill of Sale

The following items of personal property are specifically excluded from the Bill of Sale to which this Exhibit is attached, and shall remain the property of Philip F. and Laura B. Benedetti, and be removed from the Property (as defined in the Bill of Sale) as agreed between the parties:

Bayliner Capri and Esco Trailer (and related equipment) as per Bill of Sale thereon issued by Robert Kuenzel and Anne Pollack

Pine cone nightstand from master bedroom

Outdoor table and benches made by Philip Benedetti

Antique gameboard

Artwork created by Laura Benedetti, Nick Benedetti, or other Benedetti family members during the term of the Property Sharing and Ownership Agreement of 2000, as amended

Personal clothing, linens kept in the "linens box," toiletries, grooming equipment, etc.

Bicycles and helmets and locks

Kevlar canoe

Rowing shell and sailboat equipment


Toolbox and tools therein

Hardware, dock anchor system

Green canvas deck chairs (4)

Futon

Noted, agreed, and approved:


Anne R. Pollack

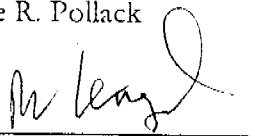

Robert V. Kuenzel

exhibit "B"

Legal Description:

All buildings, furniture and personal property of every kind and character, situated on Lot 2, Block D, LAKE OF THE WOODS SUMMER HOMESITES, WINEMA NATIONAL FOREST, together with all interest in and to the Special Use Permit covering the use of Lot 2, Block D, issued by the Forest Service, Department of Agriculture United State of America.