

UTC 88009-KR

2010-010665

Klamath County, Oregon



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09/08/2010 03:20:30 PM

Fee: \$87.00

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED
BY THE PERSON REPRESENTING THE
ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DO NOT
AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

After Recording, Return To:

Rocky Point RV Resort, Inc., an Oregon corporation
28121 Rocky Point Road
Klamath Falls, OR 97601

1. Name(s) of the Transaction(s):

Bill of Sale/Deed

2. Direct Party (Seller):

Lawrence S. Merry and Linda D. Merry

3. Indirect Party (Buyer):

Rocky Point RV Resort, Inc., an Oregon corporation

4. True and Actual Consideration Paid:

\$735,000.00

5. Legal Description:

All personal property, improvements, equipment and assets situate on the real property located at 28121 Rocky Point Road, Klamath Falls, Oregon and that is a part of the assumed business name "Rocky Point Resort" including, but not limited to the items described on Exhibit "A" attached hereto which becomes a part of this document by this reference.

Together with improvements only as to the property commonly known as "Rocky Point Resort" located in Recreation Creek, U.S. Forest Service Summer Home Division, in the SW1/4 of Section 35, Township 35 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

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BILL OF SALE/DEED

THIS INDENTURE WITNESSETH, That in consideration of the sum of **Seven Hundred Thirty-Five Thousand and no/100 Dollars, (\$735,000.00)** the receipt whereof hereby is acknowledged, I the undersigned seller, hereby grant, bargain, sell, transfer and deliver unto **Rocky Point RV Resort, Inc., an Oregon corporation** hereinafter called buyer, the following described personal property, now being and situate 28121 ROCKY POINT ROAD in State of OREGON, County of KLAMATH to-wit:

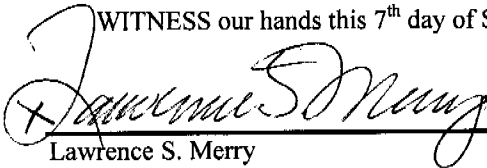
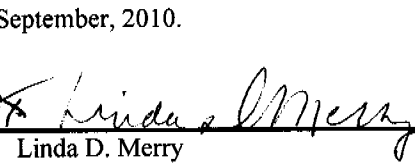
All personal property, improvements, equipment and assets situate on the real property located at 28121 Rocky Point Road, Klamath Falls, Oregon and that is part of the assumed business name "Rocky Point Resort" and including but not limited to the items described on Exhibit "A" attached hereto which become a part this Bill of Sale/Deed by this reference.

TOGETHER WITH improvements only as to the property commonly known as "Rocky Point Resort" located in Recreation Creek, U.S. Forest Service Summer Home Division, in the Southwest 1/4 of Section 35, Township 35 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

TO HAVE AND TO HOLD, the same unto the buyer and buyer's executors, administrators, successors and assigns forever.


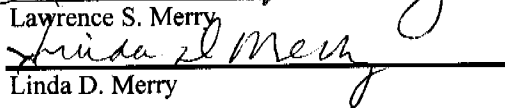
And I, the seller, hereby covenant to and with the said buyer that I am the owner of said personal property; that the same is free from all encumbrances except none, AND that I have a good right to sell the same, and that I, my heirs, executors and administrators shall warrant and defend the same against the lawful claims of of all persons whomsoever.

WITNESS our hands this 7th day of September, 2010.


 
Lawrence S. Merry Linda D. Merry

STATE OF OREGON)
) ss.
County of Klamath)

Lawrence S. Merry and Linda D. Merry being first duly sworn, depose and say that he is/she is/they are the sole owner(s) of the property described in the foregoing bill of sale, that the same has been paid in full, and that on this date the same is free and clear of liens and encumbrances of every kind and nature.


Lawrence S. Merry

Linda D. Merry

Subscribed and sworn to before me this 7th day of September, 2010.


Notary Public for OREGON

My Commission expires 11/16/2011



EXHIBIT A

**Property Inventory
2010**

Pages 1-2	Store/Office Inventory*	9,910.00
Pages 3-5	Kitchen/Restaurant/Lodge	57,887.00
Page 6	Boats/Docks	139,320.00
Page 7	Miscellaneous Equipment	5,205.00
Page 8	Rooms/Cabins Furnishings	15,365.00
	Total	\$228,187.00

* Does not include Store Merchandise in stock.
Does not include buildings/real estate.

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Rocky Point Resort
2010 Property Inventory
Page 1

Office/Store Inventory

Segment	Price/Value	Description
S 1	\$ 75	4 Drawer File Cabinets (1)
S 2	\$ 30	Thermometer/Barometer (2)
S 3	\$ 400	Industrial Amana Microwave (Rest.)
S 4	\$ 50	Vaccum Cleaner
S 5	\$ 600	Continental Cold Box
S 6	\$ 700	Nor Lake Cold Box
S 7	\$ 200	Display Counter
S 8	\$ 125	Display Counter
S 9	\$ 150	Metal Storage Cabinets (3)
S10	\$ 20	Fish Scale
S11	\$ 200	Cash Register
S12	\$ 60	Stools (2)
S13	\$ 1,000	Supplies & Tools
S14	\$ 50	Double Chair on Patio
S15	\$ 10	Metal Typewriter Stand
S16	\$ 1,900	Manitowac 450 Ice Machine
S17	\$ 600	Biloff Display Freezer
S18	\$ 180	Xerox Fax/ Copier
S19	\$1,000	Compaq Printer and Compaq Computer
S20	\$ 75	Computer Table
S21	\$ 25	Sharp Calculator/Paper Receipt
S22	\$ 15	Unisonic Calculator (Rest.)
S23	\$ 20	Desk Fans (2)
S24	\$ 15	3-Hole Punch
S25	\$ 40	Microwave
S26	\$ 400	Oak Roll-Top/Locking Desk
S27	\$ 150	Rolling Desk Chair (2)
S28	\$ 100	Cordless Phone/Answering Machine
S30	\$ 50	Antique 4 Shelf
S31	\$ 20	Wood Planters (2)
S32	\$ 50	Hot Dog Machine
S33	\$ 60	Metal Shelf Stand
S34	\$ 15	Cork Bulletin Board

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Rocky Point Resort
2010 Property Inventory
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Office/Store Inventory

Segment	Price/Value	Description
S35	\$ 15	Wood End Table
S36	\$ 20	3 Plastic Trash Cans
S37	\$ 150	New Park Benches
S38	\$ 100	Shirt Display Shelf, Freestanding
S39	\$ 20	Oval Mirror
S40	\$ 275	Mounted Fish (2)
S41	\$ 25	Book Shelf
S42	\$ 25	Public Ash Tray Can
S43	\$ 75	Various Pictures and Wall Hangings
S44	\$ 35	Clock
S45	\$ 40	Display Baskets
S46	\$ 100	40 Videos
S47	\$ 100	TV for Rental
S48	\$ 300	Painted Resort Sign for the Road
S49	\$ 300	Hypercom Merchant Terminal
Subtotal	\$ 9,910.00	

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Rocky Point Resort
2010 Property Inventory
Page 3

Kitchen/Restaurant/Lodge Inventory

Segment	Price/Value	Description
K 1	\$ 150	Shelf Units (3)
K 2	\$ 800	Ice Machine
K 3	\$ 120	Bus Carts (2)
K 4	\$ 160	Rubber Floor Mats (4)
K 5	\$ 400	Commercial Toaster
K 6	\$1400	Cooking Utensils,Pots,Pans
K 7	\$ 900	Assorted China
K 8	\$ 650	Assorted Glassware
K 9	\$2300	Reach-In Reefer
K10	\$2300	Produce Reefer
K11	\$3000	Dishwasher/Sanitizer
K12	\$ 500	Stainless Tables (5)
K13	\$ 110	Table Candles (16)
K14	\$ 100	Bar Candles (10)
K15	\$ 120	CD Player/Speakers
K16	\$ 100	Food Processor
K17	\$ 35	Oak Bar Stool
K18	\$ 300	Metal Bar-B-Q
K19	\$ 350	Metal Racks(4)
K20	\$ 200	Signature Refrigerator (2)
K21	\$ 200	Commercial Bar Blender
K22	\$ 100	Assorted Trays
K23	\$ 175	TV & VCR
K25	\$ 400	Flatwear
K26	\$ 15	Flatwear Bin/Plastic
K27	\$ 90	Flatwear Trays/Stainless (2)
K28	\$ 30	Flatwear Dishwasher Rack (1)
K29	\$ 60	Glasswear Dishwasher Rack (2)
K30	\$ 100	Cup/Mug Dishwasher Racks (4)
K31	\$ 40	40 Gallon Trash Cans (2)
K32	\$ 25	6 Gallon Trash Cans (2)
K33	\$ 45	Folding Tray Rack
K34	\$ 140	Bus Tubs (8)
K35	\$ 45	Deep Bus Tubs (2)
K36	\$ 600	Meat Slicer
K37	\$1300	Deep Fryer
K38	\$ 200	Coffee Shop Freezer
K39	\$ 300	Kitchen Freezer

Rocky Point Resort

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2010 Property Inventory

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Kitchen/Lodge Inventory

Segment	Price/Value	Description
K40	\$ 200	Double Dessert Topping Warmer
K41	\$ 100	Electric Roasting Oven
K42	\$ 80	Crock Pots (2)
K43	\$ 100	Wine Refer
K44	\$ 100	Bar Beer Refer
K45	\$ 100	Shed Freezer
K46	\$1500	Sandwich Prep Fridge
K47	\$4000	DCS 6 Burner Range/ Double Oven
K48	\$2000	Steam Table
K49	\$ 100	JC Penney Bar Refrigerator
K50	\$ 100	General Electric Refrigerator
K51	\$ 150	Microwave Ovens (2)
K52	\$ 500	Ice Cream Freezers(2)
K53	\$ 625	12 Plastic Chairs/ 3 Glass Top Outdoor Dining Tables & Umbrellas
K54	\$ 20	Plastic Stack Outdoor Cocktail Tables (3)
K55	\$ 60	Plastic Outdoor Cocktail Chairs (4)
K56	\$ 20	Throw Pillows
K57	\$ 30	Needlepoint Pillows
K58	\$ 350	Omni Merchant Terminal
K59	\$ 218	Table Lamps (2)
K60	\$ 120	Rug Pads
K61	\$6789	Sofa, Love Seat, Game Table 4 Chairs, Ottoman, 2 End Tables 1 Sofa Table, 2 Wing Back Chairs
K62	\$ 6100	Antique Dinning Room Set, Hutch, 2 Sideboards
K63	\$ 100	Fire Screen
K64	\$ 600	6 Area Rugs
K65	\$ 300	Display Case
K66	\$ 300	Moose Antlers
K67	\$ 100	Cash Register
K68	\$ 150	Reception Stand
K69	\$1600	Dining Tables (13)
K70	\$1000	Dinning Chairs (60)
K71	\$ 80	2 High Chairs & 2 Boosters
K72	\$ 100	Bar Stools (10) in Shed
K73	\$ 100	Floor Lamp (3-way)
K74	\$ 60	Floor Lamp/Goose Neck
K75	\$ 20	Clock

Rocky Point Resort
2010 Property Inventory

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Kitchen/Lodge Inventory

Segment	Price/Value	Description
K76	\$1000	Vintage Photos/Framed
K77	\$1200	Linen Napkins, Table Cloths
K78	\$1500	Antique Mission Style Leather/Oak Chairs (4) Side Chairs in Cabins
K79	\$ 75	Decorative Duck Signs (2)
K80	\$ 25	End Table
K81	\$ 320	Coffee/Game Table
K82	\$1000	Salad Bar Fridge
K83	\$ 100	Mirror in Bathroom
K84	\$ 20	Electric Calculator
K85	\$ 40	Reception Stand Lamp
K86	\$ 75	Potted Plants/Tables & Decorative
K87	\$ 80	Lights over Exit Doors (Power failure equipment)
K88	\$ 100	Signature Freezer
K89	\$ 100	GE Freezer
K90	\$100	Floor Fans (3)
K91	\$500	4 Mounts/Fish/Pheasant/Antlers
K92	\$ 70	Vaccum Cleaner
K93	\$ 60	Carpet Sweeper
K94	\$ 50	Framed Duck Print
K95	\$200	Framed Snook Prints (Bar)
K96	\$100	Low Cupboard Behind Hostess
K97	\$120	Pine Drop Leaf Table (In Cabin 1)
K98	\$200	Bar Tables (2) One in Office
K99	\$1300	Glass Table Protectors (13)
K100	\$120	Puzzle Table/2 Stools/Lamp
K101	\$2300	Wall Freezer
K102	\$1836	Hunter-Douglas Sun Screens/Bar & Table 9
K103	\$300	Ceiling Fans in Lodge(2)

Subtotal \$ 57,887.00

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Rocky Point Resort
2010 Property Inventory
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Boats & Docks

Segment	Price/Value	Description
B 1	\$75,000	A Dock (50 Spaces)
B 2	\$30,000	B Dock (22 Spaces)
B 3	\$ 150	81 Gregor Boat
B 4	\$ 150	88 Western Boat
B 5	\$ 150	74 Gregor Boat
B 6	\$ 500	Water Skeeter Pontoon
B 7	\$ 150	86 Valco Boat
B 8	\$ 150	82 Valco Boat
B 9	\$ 800	91 Westcoaster Boat
B 10	\$1,000	30hp Mariner
B 11	\$2,000	9.9 Honda 2002
B 12	\$1,500	15hp Mercury
B 13	\$2,000	9.9 Honda 2003
B 14	\$500	8 hp Mercury
B 15	\$2400	9.9 Honda 2006
B 16	\$ 1500	3 Paddle Boats
B 17	\$ 600	2 Coleman Canoes
B 18	\$ 600	Old Town Canoe
B 19	\$ 150	Indian Camo Aluminum Canoe
B 20	\$ 250	Grumman Aluminum Canoe
B 21	\$ 200	Coleman Fiberglas Canoe
B 22	\$ 100	Yellow Fiberglas Canoe
B 23	\$ 100	Yellow Aluminum Canoe
B 24	\$ 100	Orange Aluminum Canoe
B 25	\$ 270	18 Oars
B 26	\$ 600	2-8' Plastic Kayaks
B 27	\$ 300	8' Plastic Kayak
B 28	\$ 25	Boat Motor Cart
B 29	\$ 25	Boat Battery Cart
B 30	\$ 50	Wooden Paddle Storage Box
B 31	\$ 50	Wooden Cushion Storage Box
B 32	\$ 200	Life Vests (40)
B 33	\$ 250	Fishing Nets, Poles, Anchors
B 34	\$ 1,500	Boat Motor Parts, Accessories & Trailers
B 35	\$16,000	Above Ground Fuel Tank - 2,000 Gallons

Subtotal \$139,320.00

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Rocky Point Resort
2010 Property Inventory
Page 7

Miscellaneous Resort Equipment

Segment	Price/Value	Description
M 1	\$1500	Suzuki 4 Wheeler with plow
M 2	\$ 50	Chainsaw
M 3	\$ 50	Lawn Mower
M 4	\$ 150	Weed Eater
M 5	\$ 10	Battery Charger
M 6	\$ 600	RV Sani Pump
M 7	\$ 400	Coin Op Washing Machine (2)
M 8	\$ 300	Coin Op Dryer (2)
M 9	\$ 400	Fire Rings (20)
M10	\$ 200	Cabin BBQ's (4)
M11	\$ 900	RV Site Picnic Tables (25)
M12	\$ 100	Park Garbage Cans (10)
M13	\$ 50	Ping Pong Table
M14	\$ 25	Steel Storage Box
M15	\$ 20	Horseshoes (4)
M16	\$ 50	Basketball & Hoop
M17	\$ 20	Tether Ball/Pole
M18	\$ 300	Misc Wooden Chairs/Benches
M19	\$ 25	Utility Push Cart
M20	\$ 200	Trash Trailer

Subtotal \$ 5,205.00

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Rooms/Cabins Furnishings & Equipment

Segment	Price/Value	Description
H 1	\$ 400	Washing Machine (2)
H 2	\$ 300	Dryer (2)
H 3	\$ 50	8'Folding Utility Table
H 4	\$ 100	Rollaway Bed / Crib, 4 Palets
H 5	\$ 70	Vacume Cleaner
H 6	\$ 650	Motel Unit A - King Bed, Nite Stand, Table, 2 Chairs 2 Lamps, Luggage Rack, Pictures
H 7	\$ 550	Motel Unit B - Queen Bed, Twin Bed, Nite Stand, Table, 2 Chairs, 2 Lamps, Luggage Rack, Pictures
H 8	\$ 550	Motel Unit C- Queen Bed, Twin Bed, Nite Stand, Table, 2 Chairs, 2 Lamps, Luggage Rack, Pictures
H 9	\$ 1050	Motel Unit D - Sleep Number King Bed, Twin Bed, Nite Stand, Table, 2 Chairs, 2 Lamps, Luggage Rack, Pictures
H10	\$ 525	Motel Unit E - 2 Twin Beds, Nite Stand, Table, 2 Chairs 2 Lamps, Luggage Rack, Pictures
H11	\$4,800	3 One Bedroom Cabins - 1 Queen Bed, Dresser, 2 Twin Day Beds, Table, 4 Chairs, End Table, Bedroom Chair, 3 Lamps, Pictures and Decor
H12	\$3,800	Two Bedroom Cabin - Queen Bed, 2 Twin Beds, 2 dressers 2 Bedroom Chairs, Pine Tressle Table, 6 Pine Windsor Chairs, Queen Futon Sleeper, 3 End Tables, 3 Occasional Chairs, Antique SideTable, Pictures and Decor
H13	\$ 150	Various Deck & Lawn Furniture
H14	\$2,000	Various Bed & Bath Linens, Bed Spreads, Blankets, Throw Rugs, Throw Pillows, Pillows
H15	\$ 150	Various Brooms, Mops, Pails, Toilet Brushes, etc
H16	\$ 270	Assorted Pots, Pans, Cooking Utensils, Dishes, Glasses Mugs, Cups, Ash Trays, Wine Glasses (4 Cabins)
H17	\$ 250	Auto Shut-Off In-Room Coffee Makers/Trays/Etc (9)
H18	\$ 200	Weber Bar-B-Ques(4)
Subtotal	\$ 15,865	

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