

Richie Lockman

2012-013010

Klamath County, Oregon



11/26/2012 11:08:33 AM

Fee: \$42.00

Tax Statement

Darryl Goodson

23500 Belmont Circle
Salinas, CA 93908

DEED TO REAL PROPERTY

THIS INDENTURE, made this 14th day of November, 2012 by and between the United States of America, Grantor, by Jill Pace, AI-Advisory Group Manager, Cal-Western on behalf of the Director, Advisory and Insolvency of the Internal Revenue Service, a duly authorized delegate of the Internal Revenue Service, Department of the Treasury, United States of America, 915 Second Avenue, M/S W245, Seattle, Washington 98174; and Darryl Goodson, Grantee, 23500 Belmont Circle, Salinas, CA 93908.

WITNESSETH

WHEREAS, the United States District Court for the District of Oregon, in an Order of Foreclosure and Judicial Sale, entered on July 6, 2011, in the case of the United States of America v. Daryl J. Kollman, Marta C. Carpenter (fka Marta C. Kollman), Klamath County, Neal G. Buchanan, The New Algae Company, RGL Gallagher LLP, John Neubauer, Cell Tech International, Inc., Stoel Rives, LLP, Gersham Goldstein, and Eileen Drake, Civil Case No. 1:08-cv-03027, ordered that the federal tax liens be foreclosed against the hereinafter described real property in order to pay delinquent Internal Revenue taxes assessed against Daryl J. Kollman and Marta C. Carpenter (fka Marta C. Kollman);

AND WHEREAS, pursuant to the United States District Court for the District of Oregon's Order of Foreclosure and Judicial Sale entered on July 6, 2011, the Internal Revenue Service held a public auction on August 08, 2012, wherein the real property hereinafter described was offered for sale, and wherein said property was sold to Grantee, subject to confirmation of said Court;

AND WHEREAS, said sale was confirmed by the United States District Court for the District of Oregon's Order Confirming Sale and Directing Disbursement of Proceeds, signed and entered October 15, 2012, in the aforesaid proceeding, and in and by the terms of said Court Order, the Internal Revenue Service was directed to deliver a deed to the real property hereinafter described to the Grantee;

NOW THEREFORE, Grantor, for and in consideration of the sum of Six Hundred Twenty Thousand Dollars, (\$620,000.00), the receipt of which is hereby acknowledged, does grant, bargain, and sell to Darryl Goodson, all right, title, and interest in the real property situate in Klamath County, Oregon described as:

Commonly known as 51775 Hwy 62, Fort Klamath, Oregon 97626

Legal Description:

PARCEL 1

The SW1/4 of the SE1/4 and the SE1/4 of the SW1/4, Section 23, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

All of that portion of the NE1/4 of NW1/4 of Section 26, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, East of Fort Creek and which lies North of the Creek known as Short Creek which Creek runs from the Northeast corner of said "40" in Southwesterly direction into Fort Creek.

PARCEL 3

A strip of land located in the SW1/4 SW1/4 of Section 23, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of the SW1/4 SW1/4 of Section 23, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, from which point a 5/8" rebar with aluminum cap marking the SW1/16 corner of said Section 23 as set during R.O.S. No. 3749 bears North 00° 04' 11" West 350.00 feet; thence South 89° 55' 49" West 8.00 feet; thence South 00° 04' 11" East 338.00 feet; thence North 89° 55' 49" East 8.00 feet to a point on the East line of said SW1/4 SW1/4; thence along said East line North 00° 04' 11" West 338.00 feet to the point of beginning.

PARCEL 4

A perpetual non-exclusive easement benefiting Parcels 1, 2 and 3 for ingress and egress to and from Oregon State Highway 62 described as follows:

A piece or parcel of land situate in the SW1/4 SW1/4 of Section 23, Township 33 South, Range 7 1/2 East of Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

A Strip of land 30.0 feet in width for roadway purposes, being 15.0 feet on either side of the following described centerline:

Beginning at a point on the West line of the SE1/4 SW1/4 of Section 23, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, from which the Northwest corner of said SE1/4 SW1/4 bears North 0° 34' West 203.0 feet distance; thence North 78° 25' West 6.1 feet to an iron pin reference monument in the existing North-South fence; thence North 78° 25' West 262.4 feet, more or less, to an iron pin in the Easterly right-of-way fence of State Highway No. 62, as the same is presently located and constructed.
As recorded in Easement recorded February 29, 1974 in Volume M74, page 2369, Microfilm Records of Klamath County, Oregon.

PARCEL 5

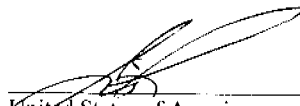
The NE1/4 SW1/4, NW1/4 SE1/4 and that portion of the S1/2 SE1/4 NW1/4 SW1/4 and S1/2 N1/2 SE1/4 NW1/4 SW1/4 lying Easterly of the Highway, all in Section 23, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 6

All those portions of the NE1/4 NW1/4 SW1/4 and the N1/2 N1/2 SE1/4 NW1/4 SW1/4 of Sections 23, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of State Highway 232.

The property shall be free and clear of all interests of the defendants, Daryl J. Kollman, Marta C. Carpenter, Klamath County, Neal G. Buchanan, The New Algae Company, RGL Gallagher L.P., John Neubauer, Cell Tech International, Inc., Stoel Rives, LLP, Gersham Goldstein, and Eileen Drake. The property shall be free and clear of all transfers and/or conveyances after August 8, 2012.

IN WITNESS WHEREOF, the authorized delegate for Grantor has hereunto set her hand on the date first above written.

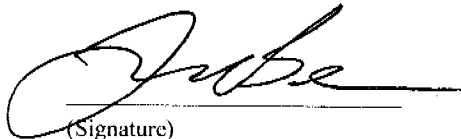


United States of America
By Jill Pace
AI-Advisory Group Manager Cal-Western
Internal Revenue Service
Authorized Delegate of the Department of the
Treasury, United States of America

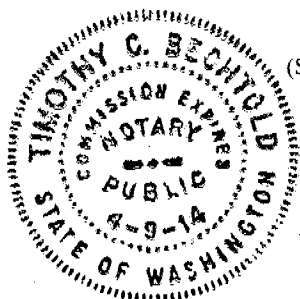
STATE OF WASHINGTON)
)ss
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Jill Pace is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the AI-Advisory Group Manager of United States Department of Treasury to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 14, 2012



(Signature)



Notary Public In and For the
State of Washington

My appointment
expires 4/9/14