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09/24/2014 03:21:20 PM

Fee: \$67.00

BILL OF SALE / DEED

Seller: Morton Zalutsky
 3118 SW Fairmount Blvd
 Portland, OR 97239

Buyer: Swan Lake Moulding Company
 PO Box 428
 Klamath Falls, OR 97601

After recording, return to:
 Swan Lake Moulding Company
 PO Box 428
 Klamath Falls, OR 97601

Send property tax statements to:
 Swan Lake Moulding Company
 PO Box 428
 Klamath Falls, OR 97601

Consideration: \$60,000.00

IN CONSIDERATION of the sum of \$60,000.00, the receipt of which is hereby acknowledged, I, Morton H. Zalutsky, the undersigned, of 3118 SW Fairmount Blvd, Portland, Washington County, Oregon, (hereinafter referred to as "Seller"), do hereby sell, transfer, convey and deliver to Swan Lake Moulding Company of P.O. 428, Klamath Falls, Klamath County, Oregon, all improvements located on the real property located at 3225 South Sixth Street, Klamath Falls, Oregon, more commonly described as follows (as shown on Exhibit 1 attached hereto):

Parcel 2 of Klamath County Land Partition 23-08, Klamath County, Oregon
 Property Tax Id #R525523

Said improvements, consisting of approximately 4,740 square feet, including but not limited to all those improvements as set forth on the Klamath County, Oregon Property Information sheet, attached hereto as Exhibit 2.

Seller warrants that Seller is the legal owner of said improvements; that said improvements are free and clear of all encumbrances; that Seller has the right to sell said improvements; and, that the Seller will warrant and defend the title of said improvements against the claims and demands of all persons.

Other than as set forth above, Seller makes no warranty or representations regarding the improvements and sells them "AS IS."

I agree that all statements made in this Bill of Sale / Deed are true to the best of my knowledge.

Dated this 22 Day of September, 2014.

 Morton H. Zalutsky

State of Oregon)
)ss.
 County of MULTNOMAH

This instrument was acknowledged before me on 9/22, 2014, by Morton H. Zalutsky

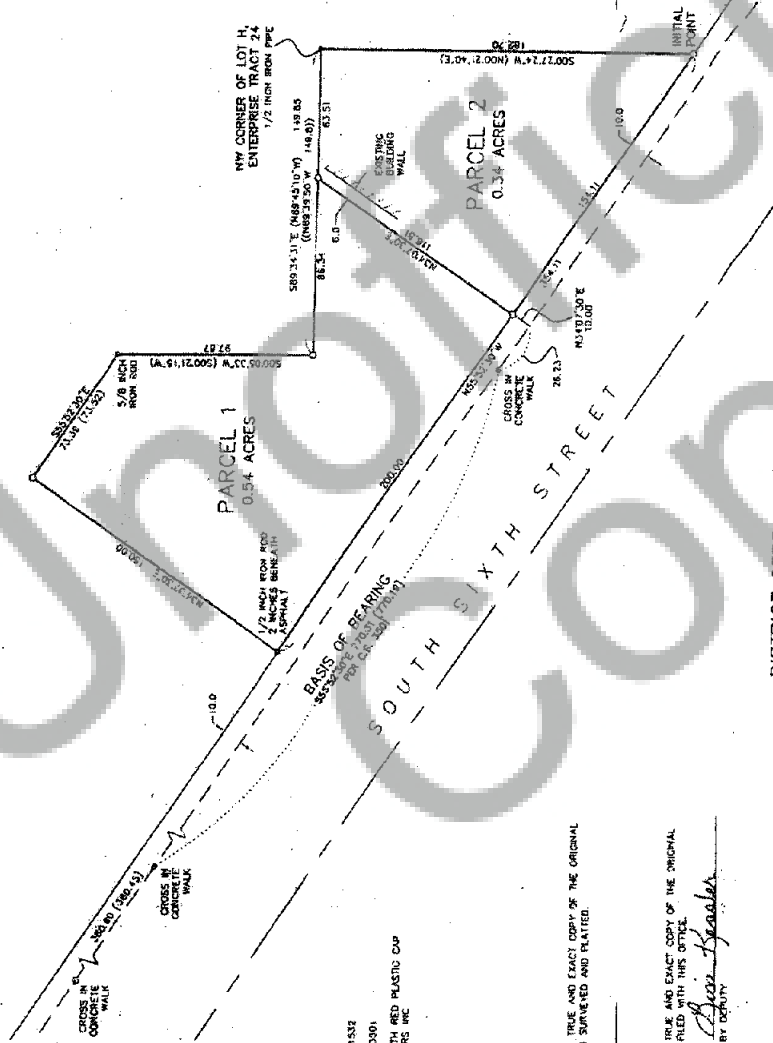


 Notary Public for Oregon
 My commission expires: 10/2/17



LAND PARTITION 23-08

FOR SWAN LAKE MOLDING COMPANY
REPLAT OF LOT G, SUBDIVISION OF ENTERPRISE TRACT 24 AND OTHER PROPERTY
SITUATED IN THE NW¼ OF SECTION 3 T. 39 S., R. 9 E., WM
KLAMATH COUNTY, OREGON



LEGEND

- FOUND MONUMENTS PER C.S. 1532
- FOUND MONUMENTS PER C.S. 3301
- SET 5/8" X 30" IRON ROD WITH RED PLASTIC CAP MARKED ADKINS CONSULT ENGINEERS INC
- () RECORDED DATA PER C.S. 1532
- () RECORDED DATA PER C.S. 3301
- () RECORDED DATA PER C.S. 1401

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT OF LAND PARTITION 23-08 AS SURVEYED AND PLATTED.

Rodney J. Lewis
RODNEY J. LEWIS

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT OF LAND PARTITION 23-08 AS FILED WITH THIS OFFICE.

Linda Smith
LINDA SMITH
COUNTY CLERK

APPROVALS

I HEREBY CERTIFY THAT ALL TAXES, INTEREST, PENALTIES, ASSESSMENTS, FEES OR OTHER CHARGES INCURRED BY C.S. 92.095 HAVE BEEN PAID.

Mike
COUNTY TAX COLLECTOR
DATE: 4/2/09

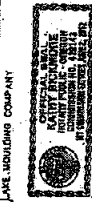
APPROVED BY: *[Signature]*
KLAMATH COUNTY PLANNING DIRECTOR
DATE: 4/2/09

APPROVED BY: *[Signature]*
KLAMATH COUNTY SURVEYOR
DATE: 3/31/2009

DECLARATION

THIS IS TO CERTIFY THAT SWAN LAKE MOLDING COMPANY IS A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF OREGON AND IS THE OWNER OF LAND PARTITION 23-08, MORE PARTICULARLY THAT SUBDIVISION OF ENTERPRISE TRACT 24 AND THAT SWAN LAKE SHOWN ON THE ANNEXED PLAT.

Terry Sorogon
TERRY SOROGON, PRESIDENT, SWAN LAKE MOLDING COMPANY



BE IT REMEMBERED THAT ON THIS 27 DAY OF APRIL 2009, I, RODNEY J. LEWIS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HAVING BEEN DULY SWORN AND NOTED TO BE A MAJOR AND APPROVED TO ME THAT HE EXECUTED THE SAID INSTRUMENT, AND THAT HE IS SUCH OFFICER ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS.

WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND AND AFFIXED MY OFFICIAL NOTARY SEAL THIS DAY AND DATE WRITTEN ABOVE.

Rodney J. Lewis
RODNEY J. LEWIS
BY COMMISSION EXPIRES 6/2/08

SURVEYOR'S CERTIFICATE

I, RODNEY J. LEWIS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE PARTICIPATED, PLATTED, CORRECTED, RECORDED AND FILED WITH THE CLERK OF THE COUNTY OF KLAMATH, OREGON, THE ORIGINAL AND TRUE COPY OF THE PLAT OF LAND PARTITION 23-08, SITUATED IN THE NW¼ OF SECTION 3, T. 39 S., R. 9 E., WM, MORE PARTICULARLY THAT SUBDIVISION OF ENTERPRISE TRACT 24 AND THAT SWAN LAKE SHOWN ON THE ANNEXED PLAT. THE MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF THE INTERSECTION OF THE LINE OF SOUTH SIXTH STREET, FROM WHICH THE NORTHWEST CORNER OF LOT H, ENTERPRISE TRACT 24 BEARS 400°27'24" 191.70 FEET; THENCE ALONG S40°14'00" E 150.00 FEET; THENCE S89°33'30" W 354.11 FEET; THENCE S74°07'30" E 150.00 FEET; THENCE S54°33'30" W 354.11 FEET; THENCE S74°07'30" E 150.00 FEET; THENCE S89°33'30" W 354.11 FEET; THENCE S74°07'30" E 150.00 FEET TO THE POINT OF BEGINNING.

Rodney J. Lewis
RODNEY J. LEWIS
DATE: 3/11/09

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE CORNERS OF THIS APPROVED LAND PARTITION, MONUMENTS OF RECORD, AS SHOWN HEREON, AND TO CORRECT AND RECORDED THE SAID PLAT. THIS WORK WAS ACCOMPLISHED USING TRIMBLE 4600 AND 4600 SERIES GPS RECEIVERS AND A TRIMBLE TSC-2 DATA CONTROLLER.

FILED FOR RECORD THIS 27 DAY OF APRIL 2009.

Linda Smith
LINDA SMITH
COUNTY CLERK

Dina Spaska
BY DEPUTY

ADKINS

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 14, 1988
RODNEY J. LEWIS
RENEWAL DATE 03/31/09

2900 Shasta Way - Medford, OR 97504
Engineers & Planners
ADKINS CONSULT ENGINEERS, INC.
FEBRUARY 2009
FINAL UP 23-08
1744-01

2009-4679

DISTRICT CERTIFICATES

I, DAVID WILSON, MANAGER OF THE KLAMATH REGULATION DISTRICT, HEREBY CERTIFY THAT THE PLAT OF LAND PARTITION 23-08 IS ENTIRELY EXCLUDED FROM THE DISTRICT FOR PURPOSES OF RECORDING MONUMENTS OF RECORD SUBJECT TO THE FEES AND OTHER CHARGES OF THE DISTRICT AND THAT THE PURPOSES AND CHARGES OF THE DISTRICT ARE NOT APPLICABLE TO THE FEES AND OTHER CHARGES OF THE DISTRICT.

David Wilson
DAVID WILSON
DATE: 3/26/2009

I, S.R. STIRLAND, MANAGER OF THE KLAMATH COUNTY DRAINAGE DISTRICT, HEREBY CERTIFY THAT THE PLAT OF LAND PARTITION 23-08 IS INCLUDED WITHIN THE DISTRICT FOR PURPOSES OF RECORDING MONUMENTS OF RECORD SUBJECT TO THE FEES AND OTHER CHARGES OF THE DISTRICT.

S.R. Stirland
S.R. STIRLAND
DATE: 3/26/2009

EXHIBIT NO. 4

**KLAMATH COUNTY, OREGON
PROPERTY INFORMATION**

Owner Name
SWAN LAKE MOULDING CO
Situs Address
3225 S 6TH ST
KLAMATH FALLS, OR 97603

Property ID #
R525523
Map Tax Lot #
R-3909-003BD-01300-000

Last Certified Year (2013) Information for R525523

RMV Land Non-LSU	\$207,340
RMV Land LSU	\$0
RMV Improvements	\$88,880
RMV Total	\$296,220
Land LSU	\$0
Total Exemptions	\$0
M5 Net Value	\$296,220
M50 Assd Value	\$200,300

Important Information About R525523

If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

Total Tax Payoff Amount

Current Year Tax Owed	Interest Date	Total Tax Payoff Amount
\$0.00	09/08/2014	\$0.00

Current Property Tax

Third	Begin Balance	Amount Paid	Taxes Paid	Interest Paid	Discount	Date Paid
1st	713.36	713.36	713.36	0.00	0.00	11/05/13
2nd	713.35	684.82	684.82	0.00	28.53	11/05/13
3rd	713.35	677.68	677.68	0.00	35.67	11/05/13

Information Subject to Disclaimer - See Home Page

Tax Summary

Year	Total Levied	Ad Valorem	Special Assessments	Principal	Interest	Date Paid	Total Owed
2013	2,140.06	2,116.06	24.00 [061] 0.00 [KCD] 24.00	0.00	0.00	11/05/13	0.00
2012	1,981.24	1,957.24	24.00 [061] 0.00 [KCD] 24.00	0.00	0.00	11/05/12	0.00
2011	1,924.28	1,900.28	24.00 [061] 0.00 [KCD] 24.00	0.00	0.00	11/09/11	0.00

2010	1,924.11	1,900.11	24.00 [061] 0.00 [KCD] 24.00	0.00	0.00	11/12/10	0.00
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Property Tax History Summary

Tax Year	Taxes Levied	Total Paid	Taxes Paid	Interest Paid	Date Paid	Total Owed
2013	2,140.06	2,075.86	2,075.86	0.00	11/05/13	0.00
2012	1,981.24	1,921.80	1,921.80	0.00	11/05/12	0.00
2011	1,924.28	1,866.55	1,866.55	0.00	11/09/11	0.00
2010	1,924.11	1,866.39	1,866.39	0.00	11/12/10	0.00

Assessment History

Year	Improvements	Land	Special Mkt/Use	Exemptions	Taxable Assessed Value
2013	\$88,880	\$207,340	\$0 / \$0		\$200,300
2012	\$81,540	\$207,340	\$0 / \$0		\$194,470
2011	\$111,700	\$207,340	\$0 / \$0		\$188,810
2010	\$111,700	\$207,340	\$0 / \$0		\$183,320

CURRENT PROPERTY INFORMATION

Owner Address
 P O BOX 428
 KLAMATH FALLS, OR 97601
Alternate Account Number
Property Class
 201C (COMMERCIAL IMPROVED)
Property Code
Related Accounts by Map Tax Lot
Mortgage Agent-Lender
Exemption
Tax Roll Description
 P.P. 23-08, PARCEL 2, ACRES 0.34
Split/Sub Account Message
Special Account Information
Foreclosure Case Number

Neighborhood
 2C30 - SUBURBAN NORTH OF HILYARD
Levy Code Area / Taxing Districts
 042
Tax Rate
 10.5645
Zoning
 CG
Miscellaneous Code
Linked Accounts
Mortgage Account Number
Expiration Date
Split Acct #
Acreage
 0.34
Year Built
Account Status
 A - Active

Sales Information

Buyer (Name&Address)	Seller (Name&Address)	Sales Info	Deed Info
SWAN LAKE MOULDING CO	Missing Owner Information		

P O BOX 428 KLAMATH FALLS, OR 97601	\$0	131-568
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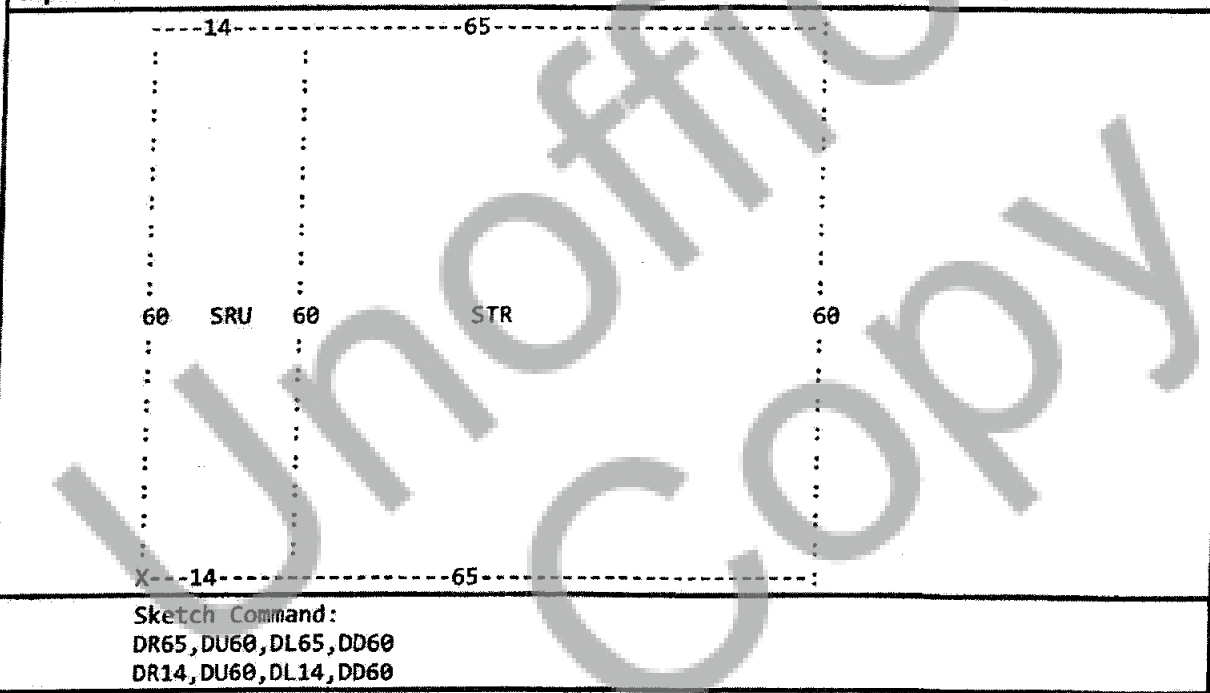
2014 Land Information (Unedited and Uncertified)

ID	Type	Acres	Sq Ft	Market Value
L1	01 - SITE VALUE	0.34	14810	\$207,340
			TOTAL	\$207,340

Permits

#	Permit Number	Type	Issue Date	Appraisor	Check Date	% Complete	Active
1	97-03313	SG	12/18/97	DR	02/24/99	100	No
2	97-0743	MS	04/09/97	DR	02/24/99	100	No
3	98-01542	RF	06/29/98	DR	02/24/99	100	No
4	BLD08-2360	AD	12/05/08	RO			No

Improvement 1 Sketch



2014 Improvement Information (Unedited and Uncertified)

ID	Type	Make/Model	Class	Area	Year Built Actual/Effective	Market Value
1	(C)		RETAIL			
1.1	(STR) STORE			3900		
1.2	(SRU) STORAGE ROOM UNFINISHED			840		
					TOTAL	\$88,880
					GRAND TOTAL	\$88,880

Improvement 1.1 Construction Detail	
Element	Code and Description
Foundation	
Exterior Wall	
Roof Cover	
Roof Style	
Flooring	
Interior Finish	
Plumbing	
Heating	
Fireplace	
Interior Component	
Exterior Component	
Electric	
Bedrooms	
Shape	
Add Factor 1	
Add Factor 2	CM

Unofficial Copy