

2015-010431

Klamath County, Oregon



00176222201500104310070079

09/22/2015 08:50:12 AM

Fee: \$72.00

After recording return to:  
EPC, LLC  
98 Isabella Lane  
Pleasant Hill, CA 94523

Until and change is requested all  
tax statements shall be sent to  
the following address:  
EPC, LLC  
98 Isabella Lane  
Pleasant Hill, CA 94523

## BARGAIN AND SALE DEED

Mountain West Investments, LLC, Grantor, conveys and warrants to Equity Partners Capital, LLC, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Legal Description in the County of Klamath, State of Oregon, described as follows:

See attached legal descriptions:

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is 0 Gift. (here comply with requirements of ORS 93.030)

Ken Ward

Returned at Counter

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 8 day of September 2015.

  
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Kimberly Felder Mountain West Investments, LLC

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Humboldt

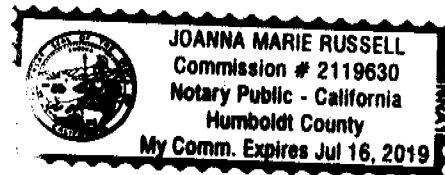
On 9/8/15 before me, Joanna Marie Russell, Notary Public  
(insert name and title of the officer)

personally appeared Kimberly Ann Felder  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Joanna Marie Russell (Seal)



# LEGAL DESCRIPTION

The West 201 feet of the South 125 feet of Lot 2, Block 4, Second Addition to ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.  
EXCEPT the West 5 feet for the widening of Bisbee Street.

## TOGETHER WITH MANUFACTURED HOMES AS FOLLOWS:

YEAR	BODY	MAKE	LICENSE	TITLE NUMBER	VEHICLE ID NUMBER
1970	HT	BILTM	X210776	263788	B3Z30S1599
YEAR	BODY	MAKE	LICENSE	TITLE NUMBER	VEHICLE ID NUMBER
1974	HT	KINGSWOOD	X113069	189103	61N56412E2S4001
YEAR	BODY	MAKE	LICENSE	TITLE NUMBER	VEHICLE ID NUMBER
1972	HT	GLENBROOK	X069545	156426	4GZBS168
YEAR	BODY	MAKE	LICENSE	TITLE NUMBER	VEHICLE ID NUMBER
1964	HT	FLTWD	X184246	243641	RG4FS5822
YEAR	BODY	MAKE	LICENSE	TITLE NUMBER	VEHICLE ID NUMBER
1973	HT	GLENBROOK	X087069	169412	S0284
YEAR	BODY	MAKE	LICENSE	TITLE NUMBER	VEHICLE ID NUMBER
1973	HT	GLNBK	X091102	072427	S0442

4231 Bisbee, Klamath Fall, Oregon

LEGAL DESCRIPTION

**A portion of Government Lot 15, Section 16, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:**

**Beginning at a point in the Southeasterly right of way line of the County Road known as Depot Road, extending from the City of Malin, Oregon to the Great Northern Railroad Depot, which point of beginning bears South 89° 59' East 296.4 feet and South 256.9 feet and North 71°00' East a distance of 308.4 feet from the brass cap monument marking the Northeast corner of Government Lot 4, Section 16, Township 41 South, Range 12 East of the Willamette Meridian; thence South, parallel to the West line of Lot 15 of said Section 16, a distance of 176.31 feet; thence North 89° 34' East a distance of 132.64 feet, more or less to the Southwest corner of that certain parcel of land deeded to Clifford D. King and recorded in Klamath County Deed records, Volume 151 Page 122, as it is now fenced and occupied; thence North 1° 23' 30" West along the fence line marking the Westerly boundary of the King property a distance of 217.8 feet to the Southwesterly line of the said Depot Road; which point is the Northwesterly corner of said King property as fenced and occupied; thence South 71° 00' West a distance of 134.6 feet, more or less, to the point of beginning.**

1734 Depot Rd. , Klamath Fall, Oregon

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Klamath, STATE OF OR, AND IS DESCRIBED AS FOLLOWS:

All that portion of Tract 24, HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the Southwesterly line of said Tract 24, which is North 66° 33" West 96.19 feet from the most Southerly corner of said Tract; thence North 21° 37' East, 291.15 feet to a point in the Northeasterly line of said Tract 24; thence South 70° 37' East, along the Northeasterly line of said Tract, a distance of 64.49 feet; thence South 21° 37' West 295.7 feet, more or less, to a point in the Southwesterly line of said Tract 24; thence North 66° 33' West 64.49 feet to the point of beginning.

TOGETHER WITH a 1978 SANDP Mobile Home, Oregon license #X148112, Serial #ORFL1A813381009 which is situate on the real property described herein.

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5451 and 5451 1/2 Harlan Dr., Klamath Fall, Oregon

**LEGAL DESCRIPTION**

**The North 1/2 of Lot 6 in Block 2, HOME ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

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**1833 Arthur St., Klamath Fall, Oregon**