

2016-002104

Klamath County, Oregon



00182984201600021040110113

02/24/2016 04:02:55 PM

Fee: \$92.00

After recording return to:

DANA A. HOFF  
314 S. 7th St.  
PMB 124  
Klamath Falls, OR  
97601

Until and change is requested all  
tax statements shall be sent to  
the following address:

DANA A. HOFF  
314 S. 7th St.  
PMB 124  
Klamath Falls, OR  
97601

## BARGAIN AND SALE DEED

Returned at Counter

Equity Partners Capital, LLC, Grantor, conveys and warrants to DANA  
A. HOFF, 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)

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 19 day of February.



Jon Rodde Equity Partners Capital, LLC.

SEE ATTACHED FOR NOTORIAL WORDING

Dated this 19th day of February, 2016.

  
JON RODDE

STATE OF CALIFORNIA

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) ss.

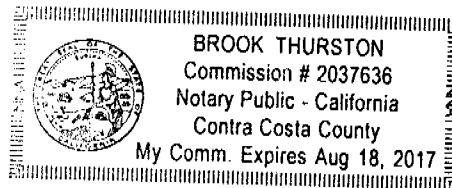
COUNTY OF CONTRA COSTA

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The foregoing instrument was acknowledged before me on this February 19, 2016, by JON RODDE.

  
NOTARY PUBLIC

My commission expires: Aug. 18, 2017



# 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	BULTM	X210776	263788	B3Z30S1399
YEAR	BODY	MAKE	LICENSE	TITLE NUMBER	VEHICLE ID NUMBER
1974	HT	KINGSWOOD	X113069	189103	61NS6412E2S4001
YEAR	BODY	MAKE	LICENSE	TITLE NUMBER	VEHICLE ID NUMBER
1972	HT	GLENBROOK	X069545	136426	4G2BS168
YEAR	BODY	MAKE	LICENSE	TITLE NUMBER	VEHICLE ID NUMBER
1964	HT	FLTWD	X184246	243641	RG4FS3022
YEAR	BODY	MAKE	LICENSE	TITLE NUMBER	VEHICLE ID NUMBER
1973	HT	GLENBROOK	X087069	169412	50284
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

A portion of Lots 23 and 24 of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Southwesterly boundary of Lot 23 of Homedale which point is North 66° 33' West, 360.5 feet from the most Southerly corner of said Lot 23; thence North 66° 33' West, 102.45 feet to a point; thence North 22° 15' East a distance of 295.7 feet to a point on the Northerly line of Lot 24; thence South 70° 37' East along the Northeasterly boundary of Lot 24 and 23 to a point 309.92 feet Northeasterly of the point of beginning; thence South 16° 58 1/2' West 309.92 feet to the point of beginning.

5603 and 5605 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**



Real property in the County of Klamath, State of Oregon, described as follows:

Beginning at the Southeast corner of Lot 6, Block 27, Hot Springs Addition to the City of Klamath Falls, Oregon, running thence Northwesterly parallel with Eldorado Avenue 50 feet to the Northeast corner of said Lot 6; running thence Southwesterly on the line between Lots 5 and 6 of said Block, 70 feet to a point on said line; thence Southeasterly parallel with Eldorado Avenue 50 feet to Earle Street; thence Northeasterly parallel with Earle Street 70 feet to the point of beginning, being the front 70 feet of said lot 6 Block 27 Hot Springs Addition to the City of Klamath Falls, Oregon.

700 Eldorado Ave., Klamath Falls, OR 97601

Lot 5 of Block 27 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM THE WESTERLY 55 FEET THEREOF.

710 Eldorado Ave., Klamath Falls, OR 97601

Real property in the County of Klamath, State of Oregon, described as follows:

Lot 8 in Block 7, Lakeside Addition to the City of Klamath Falls, saving and excepting 12 feet off the South end of said lot deeded to City for Alley, and saving and excepting a triangular tract off the Northwest end of Lot 8 deeded to City for relocation of Rogers Street, as shown by deed to the City, recorded in Volume 72, page 112, Deed Records of Klamath County.

158 Lewis St, Klamath Falls, OR 97601