

2018-002249

Klamath County, Oregon

02/28/2018 10:04:01 AM

Fee: \$77.00

After recording return to:

Eric Thiam-Hock Teo and Esther Boon-Hee Ong,
Trustees of The Eric Teo and Esther Ong Family Trust
524 Sierra Point Road
Brisbane, CA 94005

*Until a change is requested, all tax statements
shall be sent to the following address:*

Eric Thiam-Hock Teo and Esther Boon-Hee Ong,
Trustees of The Eric Teo and Esther Ong Family Trust
524 Sierra Point Road
Brisbane, CA 94005

DEED (BILL OF SALE)

Rocky Point RV Resort, Inc., an Oregon corporation, Grantor, conveys to **Eric Thiam-Hock Teo and Esther Boon-Hee Ong, Trustees of The Eric Teo and Esther Ong Family Trust**, Grantee, the property located in Klamath County, Oregon, and described on the attached Exhibit A.

The true consideration for this conveyance is \$500,000.00.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

[Signature Page Follows]

Dated this 6 day of FEBRUARY, 2018.

ROCKY POINT RV RESORT, INC., an Oregon corporation

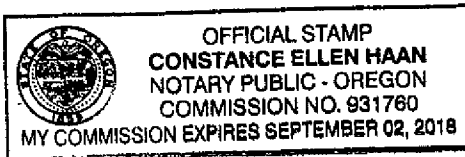
By: [Signature]
Name: GARY J. KNISS
Its: GRAND MASTER

By: [Signature]
Name: Ronald L. Kunze
Its: Grand Secretary

STATE OF OREGON

County of MULTNOMATH

This instrument was acknowledged before me on February 6, 2018, by GARY J. KNISS, as GRAND MASTER of Rocky Point RV Resort, Inc., on behalf of said entity.

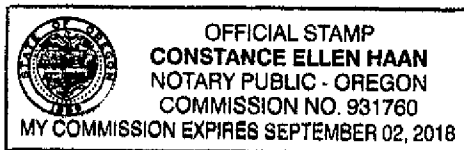


[Signature]
Notary Public for the State of Oregon

STATE OF OREGON

County of MULTNOMATH

This instrument was acknowledged before me on February 6, 2018, by RONALD L. KUNZE, as GRAND SECRETARY of Rocky Point RV Resort, Inc., on behalf of said entity.



[Signature]
Notary Public for the State of Oregon

EXHIBIT A

Description

Any and all buildings and improvements, personal property, fixtures, attachments, appliances, equipment, machinery, goodwill, client lists, and other tangible and intangible assets that are located on or used in connection with the operation of the "Rocky Point Resort" located on that certain real property located at 28121 Rocky Point Road in Klamath Falls, County of Klamath, and State of Oregon described as follows:

That certain 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.

DETAIL LISTING

KLAMATH PERSONAL PROPERTY REPORT
*** CONFIDENTIAL ***

DATED 10/06/2016

ROCKY POINT RV RESORT INC
28121 ROCKY POINT RD
KLAMATH FALLS, OR 976012017-18
P-009354

P896694

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SITUS: 28121 ROCKY POINT RD
KLAMATH FALLS, OR 97601

Seg Num.	Type..	Description.....	Depr Code	Ef Yr	Dep.	# Us	Unit Cost	Total Cost	RMV.....	Sch
SUPPLIES										
1	02	OPERATING SUPPLIE	N	15		1	150	150	150	2
2	02	GENERAL OFFICE SU	N	15		1	100	100	100	2
3	02	MAINTENANCE SUPPL	N	15		1	400	400	400	2
4	02	SPARE PARTS	N	15		1	300	300	300	2
5	02	OTHER NONINVENTOR	N	15		1	125	125	125	2
OTHER EQUIPMENT										
6	05	S1 4 DRAWER FILE	G	10	66%	1	75	75	50	5
7	05	S2 (2) THERMOMETE	E	10	45%	2	15	30	14	5
8	05	S3 INDUSTRIAL AMA	E	10	45%	1	400	400	180	5
9	05	S4 VACCUM CLEANER	E	10	45%	1	50	50	23	5
10	05	S5 CONTINENTAL CO	E	10	45%	1	600	600	270	5
11	05	S6 NOR LAKE COLD	E	10	45%	1	700	700	315	5
12	05	S7 DISPLAY COUNT	E	10	45%	1	200	200	90	5
13	05	S8 DISPLAY COUNT	E	10	45%	1	125	125	56	5
14	05	S9 (3) METAL STOR	G	10	66%	3	50	150	99	5
15	05	S10 FISH SCALE	G	10	66%	1	20	20	13	5
16	05	S11 CASH REGISTER	C	10	30%	1	200	200	60	5
17	05	S12 (2) STOOLS	G	10	66%	2	30	60	40	5
18	05	S13 SUPPLIES & TO	N	10		1	1000	1000	1000	5
19	05	S14 DOUBLE CHAIR	G	10	66%	1	50	50	33	5
20	05	S16 MANITOWAC 450	E	10	45%	1	1900	1900	855	5
21	05	S17 BILOFF DISPLA	F	10	55%	1	600	600	336	5
22	05	S20 COMPUTER TABL	G	10	66%	1	75	75	50	5
23	05	S23 (2) DESK FANS	E	10	45%	2	10	20	9	5
24	05	S24 3-HOLE PUNCH	E	10	45%	1	15	15	7	5
25	05	S25 MICROWAVE	E	10	45%	1	40	40	18	5
26	05	S27 (2) ROLLING D	G	10	66%	2	75	150	99	5
27	05	S30 ANTIQUE 4 SHE	G	10	66%	1	50	50	33	5
28	05	S31 (2) WOOD PLAN	E	10	45%	2	10	20	9	5
29	05	S33 METAL SHELF S	G	10	66%	1	60	60	40	5
30	05	S34 CORK BULLETIN	E	10	45%	1	15	15	7	5
31	05	S35 WOOD END TABL	E	10	45%	1	15	15	7	5
32	05	S36 (3) PLASTIC T	E	10	45%	3	6	20	9	5
33	05	S37 NEW PARK BENC	E	10	45%	1	150	150	68	5
34	05	S38 SHIRT DISPLAY	E	10	45%	1	100	100	45	5
35	05	S39 OVAL MIRROR	E	10	45%	1	20	20	9	5
36	05	S40 (2) MOUNTED F	G	10	66%	2	137	275	182	5
37	05	S41 BOOK SHELF	G	10	66%	1	25	25	17	5
38	05	S42 PUBLIC ASH TR	G	10	66%	1	25	25	17	5
39	05	S43 VARIOUS PICTU	G	10	66%	1	75	75	50	5
40	05	S44 CLOCK	E	10	45%	1	35	35	16	5
41	05	S45 DISPLAY BASKE	E	10	45%	1	40	40	18	5
42	05	S46 40 VIDEOS	B	10	30%	1	100	100	30	5
43	05	S48 PAINTED RESOR	G	10	66%	1	300	300	198	5

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ROCKY POINT RV RESORT INC
28121 ROCKY POINT RD
KLAMATH FALLS, OR 976012017-18
P-009354

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SITUS: 28121 ROCKY POINT RD
KLAMATH FALLS, OR 97601

Seg Num.	Type..	Description.....	Depr Code	Ef Yr	Dep.	# Us	Unit Cost	Total Cost	RMV.....	Sch
44	05	K1 (3) SHELF UNIT	G	10	66%	3	50	150	99	5
45	05	K3 (2) BUS CARTS	E	10	45%	2	60	120	54	5
46	05	K4 (4) RUBBER FLO	E	10	45%	4	40	160	72	5
47	05	K5 COMMERCIAL TOA	E	10	45%	1	400	400	180	5
48	05	K6 COOKING UTENSI	E	10	45%	1	1400	1400	630	5
49	05	K7 ASSORTED CHINA	E	10	45%	1	900	900	405	5
50	05	K8 ASSORTED GLASS	E	10	45%	1	650	650	293	5
51	05	K9 REACH-IN REEFE	E	10	45%	1	2300	2300	1035	5
52	05	K10 PRODUCE REEFE	E	10	45%	1	2300	2300	1035	5
53	05	K12 (5) STAINLESS	G	10	66%	5	100	500	330	5
54	05	K13 (16) TABLE CA	E	10	45%	16	6	110	50	5
55	05	K14 (10) BAR CAND	E	10	45%	10	10	100	45	5
56	05	K15 CD PLAYER/SPE	E	10	45%	1	120	120	54	5
57	05	K16 FOOD PROCCSO	E	10	45%	1	100	100	45	5
58	05	K17 OAK BAR STOOL	G	10	66%	1	35	35	23	5
59	05	K19 (4) METAL RAC	E	10	45%	4	87	350	158	5
60	05	K20 (2) SIGNATURE	E	10	45%	2	100	200	90	5
61	05	K21 COMMERCIAL BA	E	10	45%	1	200	200	90	5
62	05	K22 ASSORTED TRAY	E	10	45%	1	100	100	45	5
63	05	K25 FLATWEAR	E	10	45%	1	400	400	180	5
64	05	K26 FLATWEAR BIN/	E	10	45%	1	15	15	7	5
65	05	K27 (2) FLATWEAR	G	10	66%	2	45	90	59	5
66	05	K28 FLATWEAR DISH	E	10	45%	1	30	30	14	5
67	05	K29 (2) GLASSWEAR	E	10	45%	2	30	60	27	5
68	05	K30 (4) CUP/MUG D	E	10	45%	4	25	100	45	5
69	05	K31 (2) 40 GALLON	E	10	45%	2	20	40	18	5
70	05	K32 (2) 6 GALLON	E	10	45%	2	12	25	11	5
71	05	K34 (8) BUS TUBS	E	10	45%	8	17	140	63	5
72	05	K35 (2) DEEP BUS	E	10	45%	2	22	45	20	5
73	05	K36 MEAT SLICER	E	10	45%	1	600	600	270	5
74	05	K37 DEEP FRYER	E	10	45%	1	1300	1300	585	5
75	05	K38 COFFEE SHOP F	E	10	45%	1	200	200	90	5
76	05	K39 KITCHEN FREEZ	E	10	45%	1	300	300	135	5
77	05	K40 DOUBLE DESSER	E	10	45%	1	200	200	90	5
78	05	K41 ELECTRIC ROAS	E	10	45%	1	100	100	45	5
79	05	K42 (2) CROCK POT	E	10	45%	2	40	80	36	5
80	05	K43 WINE REFER	E	10	45%	1	100	100	45	5
81	05	K44 BAR BEER REFE	E	10	45%	1	100	100	45	5
82	05	K45 SHED FREEZER	E	10	45%	1	100	100	45	5
83	05	K46 SANDWICH PREP	E	10	45%	1	1500	1500	675	5
84	05	K47 DCS 6 BURNER	E	10	45%	1	4000	4000	1800	5
85	05	K48 STEAM TABLE	E	10	45%	1	2000	2000	900	5
86	05	K50 GENERAL ELECT	E	10	45%	1	100	100	45	5
87	05	K51 (2) MICROWAVE	E	10	45%	2	75	150	68	5
88	05	K52 (2) ICE CREAM	E	10	45%	2	250	500	225	5

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SITUS: 28121 ROCKY POINT RD
KLAMATH FALLS, OR 97601

Seg Num.	Type..	Description.....	Depr Code	Ef Yr	Dep.	# Us	Unit Cost	Total Cost	RMV.....	Sch
89	05	K53 (12) PLASTIC CH	E	10	45%	12	52	625	281	5
90	05	K54 (3) PLASTIC S	E	10	45%	3	6	20	9	5
91	05	K55 (4) PLASTIC O	E	10	45%	4	15	60	27	5
92	05	K56 THROW PILLOWS	E	10	45%	1	20	20	9	5
93	05	K57 NEEDLEPOINT P	E	10	45%	1	30	30	14	5
94	05	K59 (2) TABLE LAM	E	10	45%	2	109	218	98	5
95	05	K60 RUG PADS	E	10	45%	1	120	120	54	5
96	05	K61 SOFA, LOVE SEA	E	10	45%	1	6789	6789	3055	5
97	05	K62 ANTIQUE DINNI	E	10	45%	1	6100	6100	2745	5
98	05	K63 FIRE SCREEN	G	10	66%	1	100	100	66	5
99	05	K64 (6) AREA RUGS	E	10	45%	6	100	600	270	5
100	05	K65 DISPLAY CASE	E	10	45%	1	300	300	135	5
101	05	K66 MOOSE ANTLERS	G	10	66%	1	300	300	198	5
102	05	K67 CASH REGISTER	G	10	30%	1	100	100	30	5
103	05	K69 (13) DINING T	G	10	66%	13	123	1600	1056	5
104	05	K70 (60) DINNING	G	10	66%	60	16	1000	660	5
105	05	K71 2HIGH CHAIRS/	G	10	66%	1	80	80	53	5
106	05	K72 (10) BAR STOO	G	10	66%	10	10	100	66	5
107	05	K73 FLOOR LAMP(3-	E	10	45%	1	100	100	45	5
108	05	K74 FLOOR LAMP/GO	E	10	45%	1	60	60	27	5
109	05	K75 CLOCK	E	10	45%	1	20	20	9	5
110	05	K76 VINTAGE PHOTO	G	10	66%	1	1000	1000	660	5
111	05	K77 LINEN NAPKINS	N	10		1	600	600	600	5
112	05	K78 (4) ANTIQUE M	G	10	66%	4	375	1500	990	5
113	05	K79 (2) DECORATIV	G	10	66%	2	37	75	50	5
114	05	K80 END TABLE	G	10	66%	1	25	25	17	5
115	05	K81 COFFEE/GAME T	G	10	66%	1	320	320	211	5
116	05	K82 SALAD BAR FRI	E	10	45%	1	1000	1000	450	5
117	05	K83 MIRROR IN BAT	E	10	45%	1	100	100	45	5
118	05	K84 ELECTRIC CALS	G	10	30%	1	20	20	6	5
119	05	K86 DOTTED PLANTS	G	10	66%	1	75	75	50	5
120	05	K88 SIGNATURE FRE	E	10	45%	1	100	100	45	5
121	05	K89 GE FREEZER	E	10	45%	1	100	100	45	5
122	05	K90 (3) FLOOR FAN	E	10	45%	3	33	100	45	5
123	05	K91 4MOUNTS/FISH/	G	10	66%	1	500	500	330	5
124	05	K92 VACCUM CLEANB	E	10	45%	1	70	70	32	5
125	05	K93 CARPET SWEEPE	E	10	45%	1	60	60	27	5
126	05	K94 FRAMED DUCK P	G	10	66%	1	50	50	33	5
127	05	K95 FRAMED SNOOK	G	10	66%	1	200	200	132	5
128	05	K96 LOW CUPBORARD	E	10	45%	1	100	100	45	5
129	05	K97 PINE DROP LEA	G	10	66%	1	120	120	79	5
130	05	K98 (2) BAR TABLE	G	10	66%	2	100	200	132	5
131	05	K99 (13) GLASS TA	G	10	66%	13	100	1300	858	5
132	05	K100 PUZZLE TABLE	G	10	66%	1	120	120	79	5
133	05	K102 HUNTER-DOUGL	G	10	66%	1	1836	1836	1212	5

DETAIL LISTING

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KLAMATH FALLS, OR 97601

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SITUS: 28121 ROCKY POINT RD
KLAMATH FALLS, OR 97601

Seg Num.	Type..	Description.....	Depr Code	Ef Yr	Dep.	# Us	Unit Cost	Total Cost	RMV.....	Sch
134	05	K103 (2) CEILING	E	10	45%	2	150	300	135	5
135	05	B10 30HP MARINER	G	10	66%	1	1000	1000	660	5
136	05	B11 9.9 HONDA 200	G	10	66%	1	2000	2000	1320	5
137	05	B12 15HP MERCURY	G	10	66%	1	1500	1500	990	5
138	05	B13 9.9 HONDA 200	G	10	66%	1	2000	2000	1320	5
139	05	B14 8HP MERCURY	G	10	66%	1	500	500	330	5
140	05	B15 9.9 HONDA 200	G	10	66%	1	2400	2400	1584	5
141	05	B16 (3) PADDLE BO	G	10	66%	3	500	1500	990	5
142	05	B17 (2) COLEMAN C	G	10	66%	2	300	600	396	5
143	05	B18 OLD TOWN CANO	G	10	66%	1	600	600	396	5
144	05	B19 INDIAN CAMO A	G	10	66%	1	150	150	99	5
145	05	B20 GRUMMAN ALUMI	G	10	66%	1	250	250	165	5
146	05	B21 COLEMAN FIBER	G	10	66%	1	200	200	132	5
147	05	B22 YELLOW FIBERG	G	10	66%	1	100	100	66	5
148	05	B23 YELLOW ALUMIN	G	10	66%	1	100	100	66	5
149	05	B24 ORANGE ALUMIN	G	10	66%	1	100	100	66	5
150	05	B25 18 OARS	G	10	66%	1	270	270	178	5
151	05	B26 (2) 8' KAYAKS	G	10	66%	2	300	600	396	5
152	05	B27 8' PLASTIC KAY	G	10	66%	1	300	300	198	5
153	05	B28 BOAT MOTOR CA	G	10	66%	1	25	25	17	5
154	05	B29 BOAT BATTERY	G	10	66%	1	25	25	17	5
155	05	B30 WOODEN PADDLE	G	10	66%	1	50	50	33	5
156	05	B31 WOODEN CUSHIO	G	10	66%	1	50	50	33	5
157	05	B32 (40) LIFE VES	E	10	45%	40	5	200	90	5
158	05	B33 FISHING NETS,	E	10	45%	1	250	250	113	5
159	05	B34 BOAT MOTOR PA	G	10	66%	1	1500	1500	990	5
160	05	M1 SUZUKI 4 WHEEL	G	10	66%	1	1500	1500	990	5
161	05	M2 CHAINSAW	B	10	30%	1	50	50	15	5
162	05	M3 LAWN MOWER	E	10	45%	1	50	50	23	5
163	05	M4 WEED EATER	E	10	45%	1	150	150	68	5
164	05	M5 BATTERY CHARGE	G	10	66%	1	10	10	7	5
165	05	M6 RV SANI PUMP	G	10	66%	1	600	600	396	5
166	05	M7 (2) COIN OP WA	E	10	45%	1	400	400	180	5
167	05	M8 (2) COIN OP DR	E	10	45%	1	300	300	135	5
168	05	M9 (20) FIRE RING	E	10	45%	20	20	400	180	5
169	05	M10 (4) CABIN BBQ	E	10	45%	4	50	200	90	5
170	05	M11 (25) RV SITE	E	10	45%	25	36	900	405	5
171	05	M12 (10) PARK GAR	E	10	45%	10	10	100	45	5
172	05	M14 STEEL STORAGE	G	10	66%	1	25	25	17	5
173	05	M15 (4) HORSESHOE	E	10	45%	4	5	20	9	5
174	05	M18 MISC WOODEN C	G	10	66%	1	300	300	198	5
175	05	M19 UTILITY PUSH	E	10	45%	1	25	25	11	5
176	05	M20 TRASH TRAILER	G	10	66%	1	200	200	132	5
177	05	K1 (2) WASHING MA	E	10	45%	2	200	400	180	5
178	05	K2 (2) DRYERS	E	10	45%	2	150	300	135	5

2018 report - there will change too

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Seg Num.	Type..	Description.....	Depr Code	Ef Yr	Dep.	# Us	Unit Cost	Total Cost	RMV.....	Sch
179	05	H3 8' FOLDING UTIL	E	10	45%	1	50	50	23	5
180	05	H5 VACUUM CLEANER	E	10	45%	1	70	70	32	5
181	05	H6 MOTEL UNIT A F	E	10	45%	1	650	650	293	5
182	05	H7 MOTEL UNIT B F	E	10	45%	1	550	550	248	5
183	05	H8 MOTEL UNIT C F	E	10	45%	1	550	550	248	5
184	05	H9 MOTEL UNIT D F	E	10	45%	1	1050	1050	473	5
185	05	H10 MOTEL UNIT E	E	10	45%	1	525	525	236	5
186	05	H11 (3) ONE BEDRO	E	10	45%	3	1600	4800	2160	5
187	05	H12 TWO BEDROOM C	E	10	45%	1	3800	3800	1710	5
188	05	H13 VARIOUS DECK	G	10	66%	1	150	150	99	5
189	05	H14 VARIOUS BED &	N	10		1	1000	1000	1000	5
190	05	H15 VARIOUS BROOM	E	10	45%	1	150	150	68	5
191	05	H16 ASSORTED POTS	E	10	45%	1	270	270	122	5
192	05	H17 (9) AUTO SHUT	E	10	45%	9	27	250	113	5
193	05	H18 (4) WEBER BAR	E	10	45%	4	50	200	90	5
194	05	BAR REFRIGERATOR	E	10	45%	1	262	262	118	5
195	05	ICE MACHINE	E	11	52%	1	1689	1689	878	5
196	05	ICE MACHINE	E	10	45%	1	800	800	360	5
197	05	BAR REFRIGERATOR	E	10	45%	1	100	100	45	5
198	05	RECEPTION STAND	G	10	66%	1	150	150	99	5
199	05	RECEPTION STAND	G	10	66%	1	40	40	26	5
200	05	WALL FREEZER	E	10	45%	1	2300	2300	1035	5
201	05	TRIMMER	E	14	76%	1	300	300	228	5
202	05	CORDLESS DRILL	E	14	76%	1	49	49	37	5
203	05	VACUUM CLEANER	E	14	76%	1	94	94	71	5
204	05	COMPUTER	J	14	32%	1	880	880	282	5
205	05	STORE SHELF	E	14	76%	1	92	92	70	5
206	05	MONITOR	J	14	32%	1	90	90	29	5
207	05	DISHWASHER	E	14	76%	1	3587	3587	2726	5
208	05	(2) KAYAKS	G	15	88%	2	616	1232	1084	5
209	05	DEEP FRYER	E	15	83%	1	795	795	660	5
210	05	VACUUM	E	15	83%	1	110	110	91	5
211	05	(4) AC UNITS	E	15	83%	4	350	1400	1162	5

TOTAL RMV

\$60,715

Bunk Beds	16	750	750
Sleeper Sofa	16	250	250

New to report

Counter Top-Bar	17	480.
Round Table	17	149.
6 Outdoor Tables	17	204
24 Outdoor Chairs	17	336
Gas Grill (BBQ)	17	527.
Amana Washer & Dryer	17	662.