

2023-008860

Klamath County, Oregon

10/13/2023 09:42:01 AM

Fee: \$97.00

Until a change is requested all tax
statements shall be sent to following
address: PO Box 2658
Albany, OR. 97321

PREPARED BY:
Higgins & Brancheau LLC
200 West Adams Street, Suite 2220
Chicago, Illinois 60606

AFTER RECORDING, MAIL TO:
Pacific Northwest Investments, LLC
1951 SW Ferry Street, Suite A
Albany, Oregon 97322

INTERNAL REVENUE SERVICE DEED

KNOW ALL MEN BY THESE PRESENTS:

That **THE UNITED STATES OF AMERICA**, acting by and through the **INTERNAL REVENUE SERVICE-CRIMINAL INVESTIGATION**, as grantor, Adam Jobes, as SPECIAL AGENT IN CHARGE, Internal Revenue Service-Criminal Investigation, Seattle Field Office, in consideration of the bid of Forty-Two Thousand Five Hundred and No/100 Dollars (\$42,500.00) by **Pacific Northwest Investments, LLC, an Oregon limited liability company**, as grantee, whose mailing address is: 1951 SW Ferry Street, Suite A, Albany, Oregon 97322 have granted, bargained, sold and transferred and by these presents does grant, bargain sell and transfer unto grantee all right, title and interest in and to the following property:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION OF PROPERTY

No warranties expressed or implied, with reference to marketability, salability, transferability, or insurability of title are included herein and the grantee expressly agrees to accept whatever quality of title the United States may possess at this time.

TO HAVE AND TO HOLD THE SAME together with all singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest and claim whatsoever in the said property either in law or equity, to the use, benefit and behoove of the Grantee, its successors and assigns forever. Said property has been in custody and control of the United States of America, and pursuant to the order of this Court in Case No. 6:21-cr-00198-MC in the United States District Court for the District of Oregon, the SPECIAL AGENT IN CHARGE, Internal Revenue Service-Criminal Investigation, has been directed to dispose of said property.

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.

This deed is executed to consummate the sale made by the SPECIAL AGENT IN CHARGE, Internal Revenue Service- Criminal Investigation, Seattle Field Office, in accordance with the terms of the **Final Order of Forfeiture** entered by the United States District Court for the District of Oregon in the case of the United States of America v. Andrew Aaron Lloyd, including the appurtenances and improvements thereon, which the Grantee was the successful bidder for the property herein described.

[signatures on the following page]

IN WITNESS WHEREOF, I have signed and sealed these presents.

this 2nd day of October, 2023

Melina McFadden
WITNESS

Melissa McFadden
PRINTED NAME

Nicholas Warner
WITNESS

Nicholas Warner
PRINTED NAME

THE UNITED STATES OF AMERICA,
ACTING BY AND THROUGH THE
INTERNAL REVENUE SERVICE-CRIMINAL
INVESTIGATION

Adam Jobes
Adam Jobes
Special Agent in Charge
Internal Revenue Service-Criminal Investigation
Seattle Field Office

STATE OF OREGON)
COUNTY OF MULTNOMAH)

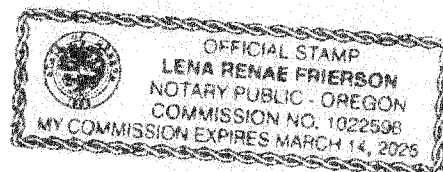
Before the undersigned authority, this day, personally appeared Adam Jobes, Special Agent in Charge, Internal Revenue Service - Criminal Investigation, Seattle Field Office, who acknowledged to me that he/she executed the foregoing instrument for the purpose and consideration therein [REDACTED] known to me or who produced a driver's license or identification.

WITNESS my hand official seal at MULTNOMAH County,

this 2nd day of October, 2023

Lena Renae Frierson
Notary Public

Lena Frierson
Printed Name



My commission expires: March 14, 2026

EXHIBIT A

LEGAL DESCRIPTION

All that portion of Lots 5 and 6, Block 21, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Southerly corner of Lot 5 in said Block 21; thence Northwesterly along the Northeasterly line of Martin Street, a distance of 50 feet to the most Westerly corner of Lot 6 in said Block 21; thence Northeasterly along the line between Lots 6 and 7 in said Block a distance of 50 feet; thence Southeasterly parallel with Martin Street, a distance of 50 feet; thence Southwesterly along the line between Lots 5 and 6 in said Block a distance of 50 feet to the point of beginning.

Property ID No.: 417944

Commonly Known As: 349 Martin Street, Klamath Falls, Oregon 97601