

**2023-010628**

**Klamath County, Oregon**

**12/12/2023 01:38:01 PM**

**Fee: \$97.00**

**RECORDING REQUESTED BY:**

Shepard Investment Group, LLC  
PO Box 8516  
Coburg OR 97408

**GRANTOR'S NAME:**

Charles N. Shepard Living Trust

**GRANTEE'S NAME:**

Shepard Investment Group, LLC

**AFTER RECORDING RETURN TO:**

Shepard Investment Group, LLC  
PO Box 8516  
Coburg OR 97408

**SEND TAX STATEMENTS TO:**

Shepard Investment Group, LLC  
PO Box 8516  
Coburg OR 97408

143865

22350 Crescent Lake Hwy, Klamath, OR 97733

**SPACE ABOVE THIS LINE FOR RECORDER'S USE**

**BILL OF SALE / DEED**

**Charles N. Shepard, Trustee of the Charles N. Shepard Living Trust, Grantor,**

conveys to

**Shepard Investment Group, LLC, an Oregon limited liability company, Grantee,**

the following described real property, situated in the County of Klamath, State of Oregon,

**Lot 1 Z Crescent Lake Townsite**

The true consideration for this conveyance **\*All Personal Property associated with Crescent Lake Lodge.**  
(See 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.**

**BARGAIN AND SALE DEED - STATUTORY FORM**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

**Charles N. Shepard Living Trust**

Dated: 12/8/2023

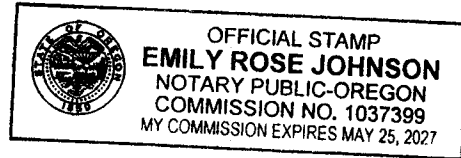
Charles N. Shepard, Trustee  
Charles N. Shepard, Trustee

State of OREGON  
County of LANE

This instrument was acknowledged before me on 12/8/2023 by Charles N. Shepard, Trustee of the Charles N. Shepard Living Trust

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 5/25/27



**PERSONAL PROPERTY TAX REPORT - Crescent Lake Resort****DATE: December 2023**

| <b>ITEM</b>              | <b>Quantity</b> | <b>DATE PURCH.<br/>(If known)</b> | <b>PURCH. PRICE<br/>(If known)</b> | <b>NOTES</b> |
|--------------------------|-----------------|-----------------------------------|------------------------------------|--------------|
| <b>CABINS</b>            |                 |                                   |                                    |              |
| Fridge, stove, stove top | 21              | 9/1/2010                          | 4,908.00                           | total value  |
| Furniture                | 21              | 11/1/2010                         | 14,750.00                          | total value  |
| Televisions              | 21              |                                   |                                    |              |
| Cabin Furniture          | 21              | 10/31/2011                        | 6,597.64                           | total value  |
| Cabin Furniture          | 21              | 7/1/2012                          | 3,005.20                           | total value  |
| Cabin Furniture          | 21              | 7/1/2013                          | 6,075.49                           | total value  |
| Cabin Furniture          | 21              | 7/1/2014                          | 3,860.99                           | total value  |
| Cabin Furniture          | 21              | 10/14/2015                        | 845.52                             | total value  |
| Log Furniture - Cabins   |                 | 6/8/2017                          | 16,160.11                          | total value  |
| Refrigerator             | 21              | 8/1/2009                          | 2,400.00                           | total value  |
| <b>LODGE</b>             |                 |                                   |                                    |              |
| File cabinets            | 2               |                                   |                                    |              |
| Safe                     | 1               |                                   |                                    |              |
| Restaurant Furniture     |                 | 2/5/2012                          | 6,862.55                           | total value  |
| Restaurant Furniture     |                 | 3/30/2016                         | 4,477.15                           | total value  |
| Kitchen Equipment-Rest   |                 | 11/1/2010                         | 1,507.00                           | total value  |
| Kitchen Equipment-Rest   |                 | 7/1/2012                          | 1,196.00                           | total value  |
| Kitchen Bakers Oven      |                 | 4/5/2019                          | 5,932.56                           | total value  |
| Bar Cooler               |                 | 9/22/2020                         | 13,697.10                          | total value  |
| Refrigerator             |                 | 9/17/2021                         | 3,190.00                           | total value  |
| Televisions              | 3               |                                   |                                    |              |
| HD TV 52"                | 1               | 9/1/2009                          | 999.98                             |              |
| Desks                    | 3               |                                   |                                    |              |
| Printers                 | 2               |                                   |                                    |              |
| Picnic Tables            | 25              |                                   |                                    |              |
| Fire Pits                | 21              |                                   |                                    |              |
| Office chairs            | 5               |                                   |                                    |              |
| Computers                |                 | 7/1/2010                          | 10,280.00                          | total value  |
| Cameras/Web Cams         |                 | 3/1/2010                          | 12,705.00                          | total value  |
| <b>SHOP</b>              |                 |                                   |                                    |              |
| Backpack blower          | 1               |                                   |                                    |              |
| Chainsaws                | 2               |                                   |                                    |              |
| Desk                     | 1               |                                   |                                    |              |
| Misc. tools/toobox       | 2               |                                   |                                    |              |
| Tables                   | 1               |                                   |                                    |              |
| Weedeater                | 1               |                                   |                                    |              |

|             |   |
|-------------|---|
| Wire welder | 1 |
| Torch       | 1 |
| Drill press | 1 |
| Snowmobiles | 2 |
| Snowblower  | 1 |

#### **RENTAL EQUIPMENT**

|                    |    |
|--------------------|----|
| Yamaha jet skis    | 2  |
| Canoes             | 2  |
| Paddle boards      | 10 |
| Kayaks             | 6  |
| Aqua water trikes  | 4  |
| Smoker craft boats | 6  |