

Until a change is requested all tax statements shall be sent to the following address: Klamath Falls Casa, LLC  
4445 SW Carl Place  
Portland, OR 97239

2024-007127  
Klamath County, Oregon  
08/15/2024 04:06:02 PM  
Fee: \$97.00

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

AFTER RECORDING, MAIL TO:  
Klamath Falls Casa, LLC  
4445 SW Carl Place  
Portland, Oregon 97239

### 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 Three Hundred Thousand and No/100 Dollars (\$300,000.00) by Klamath Falls Casa, LLC, an Oregon limited liability company, as grantee, whose mailing address is: 4445 SW Carl Place, Portland, Oregon 97239, 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

AFTER RECORDING RETURN TO: AMERITITLE  
1495 NW GARDEN VALLEY BLVD.  
ROSEBURG, OR 97471

5:24:59 AM

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 22<sup>nd</sup> day of July, 2024.

Nicholas Warner  
WITNESS

Nicholas Warner  
PRINTED NAME

[Signature]  
WITNESS

Jaron A. GREGORY  
PRINTED NAME

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

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

STATE OF OREGON )  
COUNTY OF MULTNOMAH )

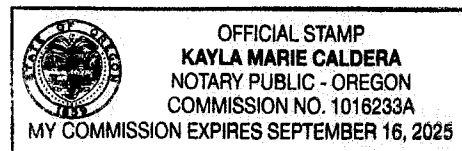
Before the undersigned authority, this day, personally appeared Adam Jobes, Special Agent in Charge, Internal Revenue Service-Criminal Investigation, Seattle Field Office, who acknowledged to me that he/she executed the foregoing instrument for the purpose and consideration therein expressed and who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

WITNESS my hand official seal at MULTNOMAH County,

this 22<sup>nd</sup> day of JULY, 2024.

[Signature]  
Notary Public

KAYLA MARIE CALDERA  
Printed Name



My commission expires: 09.16.2025

EXHIBIT A

LEGAL DESCRIPTION

Lot 4 in Block 4 of PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Property ID No.: 516560

Commonly Known As: 2047 Etna Street, Klamath Falls, Oregon 97603

Unofficial  
Copy