

97 JUN 27 P3:27

## STAFF REPORT

PROPERTY LINE ADJUSTMENT: 15-97

APPLICANT: Jerry McKoen/McKoen Family Trust  
24219 Old Malin Hwy  
Malin, OR 97632

PROPERTY DESCRIPTION: A parcel of land located in portion of Section 2 of TS 41 R 11, and includes tax lots 600 and 800, and more particularly located south of the D Canal and west side of Old Malin Rd. See Map submitted by applicant, Ex B.

WHAT IS BEING ADJUSTED: The proposed lot line being adjusted will include tax lots as indicated above. (See map Ex B)

PARCEL SIZE: Parcel size after adjustment for parcel 1, will be approximately 39.85+/- acres, and Parcel 2, will be approximately 33.63 acres +/- (See Property Line Adjustment map EX C)

ZONING: EFU/C (Exclusive Farm Use/Cropland ): Tax lots will not change substantially in size.

FACILITIES: PP&L Septic. Ind Septic

ACCESS: off of Old Malin Hwy.

Exhibits: A. Staff Report  
B. Accessor map  
C. Applicants Map  
D. The adjustment is exempt from surveying requirements due to parcel size.

## ORDER AND FINDINGS:

- A. In review of application and map, parcels being adjusted are contiguous with one another and do not create a new parcel.
- B. Parcels being adjusted will remain in existing use in the EFU/C zone.
- C. The adjusted lots will have access and will not interfere with any other easements. (See Exhibit B)
- D. The adjustment of lot will not take lot out of the required lot size requirement. The resulting parcels will not change substantially as parcels were below the minimum to begin with.
- E. By relocating the lot line, the new lot line does not relocate a parcel. (See Exhibit B)

CONCLUSIONS: Based on the above information and exhibits and findings and applying the criteria for a property line adjustment of Section 45.540 of the LDC, PLA Map 15-97 is approved.

Appeal of this decision may be appealed to the Board of Commissioners within 7 days of actual notice of the decisions set forth in Article 33 of the Land Development Code.

Carl Shuck, Planning Director/ Date

*Carl Shuck* 6/27/97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Planning the 27th day  
of June A.D. 19 97 at 3:27 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 20142.

Return: Commissioners Journal

Bernetha G. Letsch, County Clerk

FEE No Fee

By

*Kristina Ross*