

MTC 43399-KA

STAFF REPORT

PROPERTY LINE ADJUSTMENT: 8-98

APPLICANT: Edward/Pauline Stuedli Trustees Beth Deaver
8441 Dehlinger 10610 Hill Rd
Klamath Falls, OR 97603 Klamath Falls, OR
97603

PROPERTY DESCRIPTION: A parcel of land located in portion of Section 6 of TS40, R 10, which includes tax lot 200, 500, and 800 and more particularly located north of Dehlinger Ln and about one quarter mile east of St Hwy 39. See Map submitted by applicant, ExB.

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 195 acs, +/- and Parcel 2, will be approximately 180 acs +/- . (See map EX B)

ZONING: EFu-C: Tax lots will meet minium lot size.

FACILITIES: PP&L Septic. Ind septic tanks

ACCESS: Dehlinger Ln

EXHIBITS:

- A. Staff Report
- B. PLA 8-98 map
- C. County Surveyor Recommendations: The adjusted 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 the existing use and in the existing zones. (See EX B)
- 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.

E. By relocating the lot line, the new lot line does not relocate a parcel. (See Exhibit B)

11173

- CONDITIONS:
1. Record the appropriate document with the County Clerk which implements the adjustment shown on the map submitted.
 2. File a survey, when required by County Surveyor.
 3. Provide a copy of the map and legal description or survey to the County Assessor and Planning Dept.

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 8-98 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

3/6/98

Legal Description for DEAVER:

Beginning at the Southeast corner of the SE1/4 SE1/4 of Section 31, Township 39 South, Range 10 East of the Willamette Meridian; running thence West on the South line of said Section 31 to the West line of Lot 7 of said Section 31; thence North with meander line on the East side of Lost River to a point on said meander line 7 chains and 68 links North of said section line; thence in an Easterly direction to the Northeast corner of the SE1/4 SE1/4 of said Section 31; thence South 20 chains to the place of beginning, being a portion of the S1/2 SE1/4 and Lot 7, Section 31 in township 39 South, Range 10 East of the Willamette Meridian.

EXCEPTING therefrom such portions as have been heretofore deeded to the United States of America for canal rights of way.

Also, EXCEPTING that portion thereof deeded to Great Norther Railway Company for railroad rights of way by deed dated June 10, 1931, recorded June 13, 1931, in Volume 95 on page 454, Deed Records of Klamath county, Oregon.

That portion of the SW1/4 SW1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, lying Westerly of the right of way to the "G" Canal.

NE1/4 NE1/4, Lots 7, 8, 9, in Section 6, Township 40 South, Range 10 East of the Willamette Meridian.

SAVING AND EXCEPTING those portions deeded to the United States of America for canal purposes and to Great Northern Railway Company for railroad rights of way.

ALSO SAVING AND EXCEPTING that portion of the NE1/4 NE1/4 of Section 6, Township 40 South, Range 10 East of the Willamette Meridian, lying East of the "G" Canal.

EXCEPTING therefrom the SW1/4 of the NE1/4 and the SE1/4 of the NW1/4 lying Easterly of Lost River (also known as a portion of Government Lot 7), in Section 6 Township 40 South Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Legal Description for STUEDLI**Parcel 1**

E1/2 SE1/4 and SE1/4 NE1/4 of Section 6, Township 40 South, Range 10 East of the Willamette Meridian, EXCEPTING THEREFROM that portion of SE1/4 NE1/4 lying East of the G Canal and ALSO EXCEPTING SE1/4 SE1/4 and the portion of NE1/4 SE1/4 lying Westerly of Great Northern Railroad right of way and Southerly of the of the U.S.R.S. G-1-A Ditch. And ALSO EXCEPTING those portions conveyed to USA by Deeds recorded September 19, 1930, Book 93, Page 47, and recorded October 15, 1935, Book 105, Page 275; and that portion conveyed to Great Northern Railway Company by Deed recorded April 11, 1931, Book 95, Page 95, records of Klamath County, Oregon.

Parcel 2

W1/2 SE1/4 and Government Lots 5 and 6 of Section 6, in Township 40 South, Range 10 East of the Willamette Meridian, EXCEPTING THAT PORTION commencing at the Southwest corner of Section 6; thence South 89 degrees 54' 30" East, along the South boundary of Section 6, 1896.49 feet to the Meander Corner on the left bank of Lost River for the true point of beginning; thence South 89 degrees 54' 30" East, 375.01 feet; thence North 0 degrees 05' 30" East 96.90 feet, thence Northwesterly, 1182.55 feet along the arc of a 1358.73 foot radius curve to the right (which arc has a long chord of North 47 degrees 14' West, 1145.58 feet), more or less to the Meander Line of Lost River; thence following said Meander line South 4 degrees 00' East, 593.36 feet; thence South 68 degrees 00' East, 330.00 feet; thence South 36 degrees 45' East, 195.00 feet to the true point of beginning

LESS that part of the above described tract lying within Dehlinger Lane.

The SW1/4 of the NE 1/4 and the SE1/4 of the NW1/4 lying Easterly of Lost River (also known as a portion of Government Lot 7), in Section 6 Township 40 South Range 10 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Amerititle _____ the _____ day
of April A.D., 19 98 at 3:41 o'clock P. M., and duly recorded in Vol. M98
of _____ Deeds _____ on Page 11172.

FEE \$25.00

By Kathleen Ross Bernetha G. Lersch, County Clerk