

ESC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



MTC72507-KR

Pine Cone, LLC

P.O. Box 257

Klamath Falls, OR 97601

Grantor's Name and Address

Steve E. Nelson &amp; Mary Beth Nelson

2954 NW Wild Meadows

Bend, OR 97701

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Steve E. Nelson &amp; Mary Beth Nelson

2954 NW Wild Meadows

Bend, OR 97701

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Steve E. Nelson &amp; Mary Beth Nelson

2954 NW Wild Meadows

Bend, OR 97701

2007-012980

Klamath County, Oregon



00027458200700129800020029

07/23/2007 11:22:01 AM

Fee: \$26.00

SPACE RESERVED

REC'D

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Pine Cone, LLC, an Oregon Limited Liability Companyhereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Steve E. Nelson and Mary Beth Nelson, as Tenants by the entiretyhereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The Southeasterly 16 feet of Lot 10, Tract: 1430-TIMBERMILL SHORES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

\*\* This Deed is to finalize the approved Lot line Adjustment #05-07.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 00 \*\*. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on July 13 2007; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

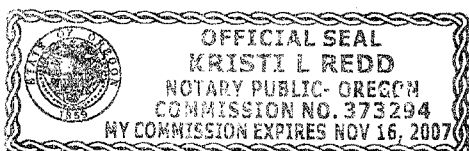
Pine Cone LLC

Robert J. Shaw, Operating Manager

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on \_\_\_\_\_,

by \_\_\_\_\_

This instrument was acknowledged before me on July 13 2007,by Robert J. Shawas Operating Managerof Pine Cone, LLC, an Oregon Limited Liability Company

Notary Public for Oregon

My commission expires 11/16/2007

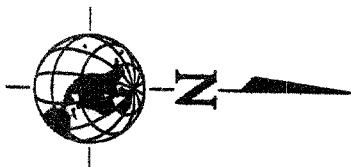
260

## PROPERTY LINE ADJUSTMENT NO. 05-07

BEING A PORTION OF LOTS 9 AND 10 OF TRACT 1430, TIMBERMILL SHORES, AND LOCATED IN THE NORTHEAST ONE-QUARTER AND THE SOUTHEAST ONE-QUARTER OF SECTION 32, T38S, R09E OF THE WILLAMETTE MERIDIAN, CITY OF KLAMATH FALLS, KLAMATH COUNTY, OREGON  
JUNE 2007

- SET 5/8" X 30" IRON ROD W/YPC MARKED "W&H PACIFIC"
- FOUND 5/8" IRON ROD W/YPC MARKED "W&H PACIFIC" PER TRACT 1430, TIMBERMILL SHORES
- FOUND 1/2" IRON ROD PER C.S. 4012

(X1) RECORD DATA PER PLAT OF TIMBERMILL SHORES



SCALE 1" = 60'

EXAMINED AND APPROVED PROPERTY LINE ADJUSTMENT 05-07 THIS 11 DAY OF 2/2/19, 2007 AS PER CITY OF KLAMATH FALLS COMMUNITY DEVELOPMENT ORDINANCE 11,600 THROUGH 11,630, ALONG WITH ANY LISTED CONDITIONS STATED ON THE COMMENT SHEET ON FILE IN THE CITY OF KLAMATH FALLS ENGINEERING OFFICE.

Thomas J. Delaney  
CITY SURVEYOR

THE PURPOSE OF THIS SURVEY IS TO PERFORM A PROPERTY LINE ADJUSTMENT BETWEEN LOTS 9 AND 10 OF TRACT 1430, TIMBERMILL SHORES.

THE BASIS OF BEARINGS IS BETWEEN FOUND AND HELD MONUMENTATION AT THE CORNERS OF THE PLATTED LOT LINE COMMON TO LOTS 9 AND 10 OF TRACT 1430, TIMBERMILL SHORES.

MONUMENTS WERE FOUND AND HELD AT ALL CORNERS OF SAID LOTS 9 AND 10 AND AT THE REAR CORNER COMMON TO LOTS 13 AND 14.

THE AREA OF ADJUSTMENT IS 16.00 FEET WIDE, NORTHWESTERLY OF AND PARALLEL WITH THE PLATTED LOT LINE COMMON TO SAID LOTS 9 AND 10.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

JULY 21, 1992  
JACK A. BUTLER

RENEWAL DATE: 12-31-07

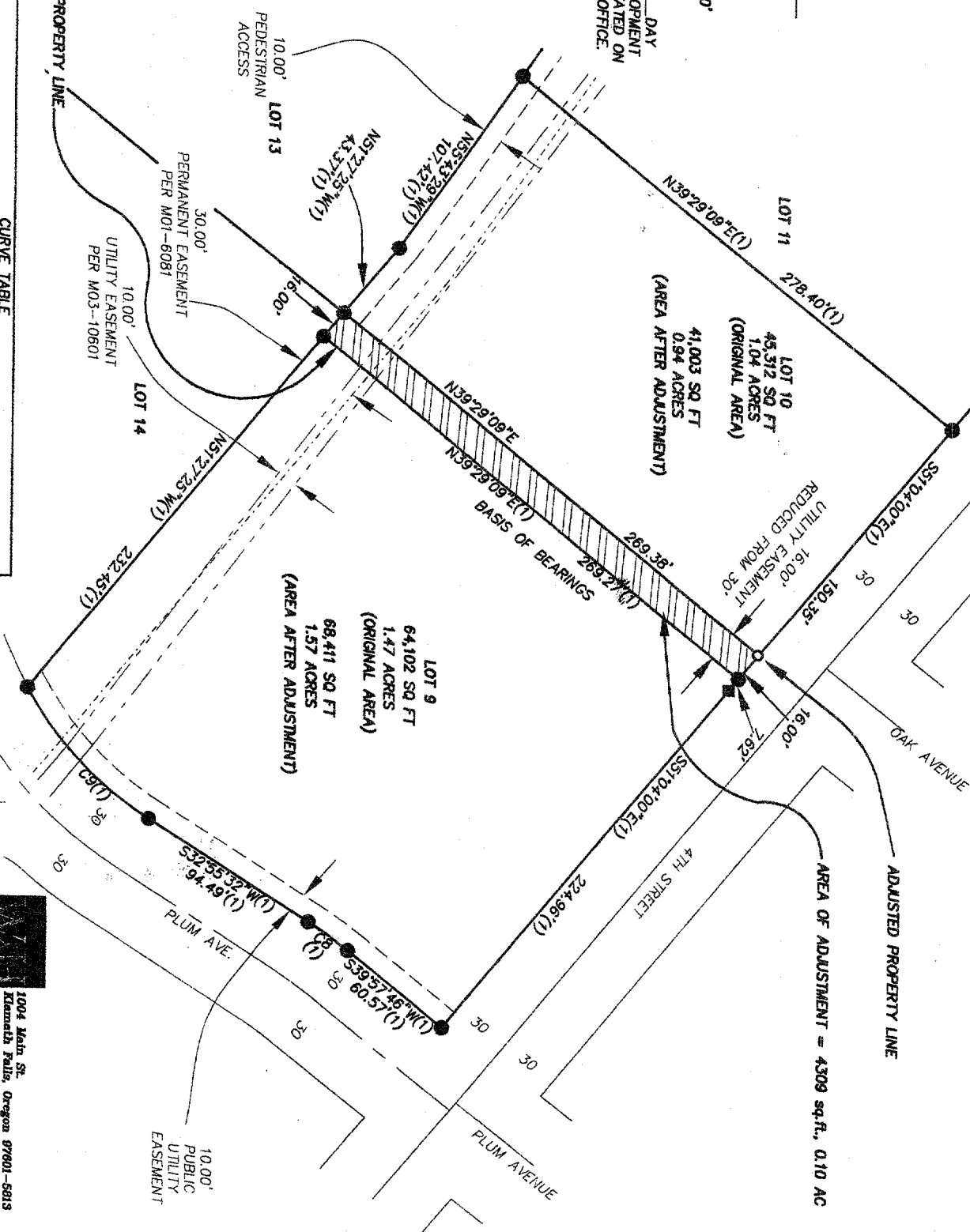
FILED  
IN THE OFFICE OF THE KLAMATH  
COUNTY SURVEYOR THIS 11 DAY  
OF July 2007

**ORIGINAL PROPERTY LINE**

I CERTIFY THAT THIS SURVEY WAS  
PREPARED USING HEWLETT - PACKARD  
PRODUCT #51645A ON CONTINENTAL

#JPC4M2 POLYESTER FILM

| CURVE TABLE |        |        |       |             |           |
|-------------|--------|--------|-------|-------------|-----------|
| CURVE       | RADIUS | LENGTH | CHORD | BEARING     | DELTA     |
| C8          | 230.00 | 24.23  | 24.22 | S35°56.39"W | 6°02.13"  |
| C9          | 175.50 | 91.04  | 90.02 | S47°47.10"W | 29°43.15" |



**1004 Main St.  
Klamath Falls, Oregon 97601-5813**

(641) 3934-3042

(641) 266-2105 Fax

**whipacillo.com**