

2011-011192

Klamath County, Oregon



00108322201100111920050058

10/07/2011 12:53:36 PM

Fee: \$57.00

WHEN RECORDED MAIL TO:

1st courtesy
JOHN SPENCER STEWART
Stewart Sokol Gray
2300 SW 1st Ave Ste 200
Portland, Ore 97201

First American Title Ins. Co. has recorded this
instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
as to its effect upon the title to any real property
that may be described therein.

**PROPERTY LINE ADJUSTMENT DEED
(ORS 92.190(4))**

WILLAMETTE PROPERTY HOLDINGS, LLC, an Oregon limited liability company
("Grantor"), conveys to PFRS CRYSTAL TERRACE CORP., a Michigan corporation
("Grantee"), the following described real property:

See Legal Description attached hereto as Exhibit "A".

See Map describing the lot line adjustment attached hereto as Exhibit "B".

This conveyance is made in conjunction with and to carry out a Property Line Adjustment
Application approved by the City of Klamath Falls under which the property line between
parcels of real property owned by Grantor and Grantee is being adjusted.

Grantor's parcel of real property affected by this Property Line Adjustment Deed was conveyed
to Grantor under a Deed recorded in the real property records of Klamath County, Oregon on
2/10/2011 as document number 2011-001591.

Grantee's parcel of real property affected by this Property Line Adjustment Deed was conveyed
to Grantee under a Non-Merger Deed in Lieu of Foreclosure recorded in the real property
records of Klamath County, Oregon on 12/24/2009 as document number 2009-016102.

The true consideration for this conveyance consists of other property or value given by Grantee.

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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17,
CHAPTER 855, OREGON LAWS 2009. 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 3 day of October, 2011.

GRANTOR:

WILLAMETTE PROPERTY HOLDINGS, LLC,
an Oregon limited liability company

By: _____

~~Robert L. Dunn, Manager~~

Michael A. Grassmuck
Sole Member

STATE OF OREGON

§

COUNTY OF

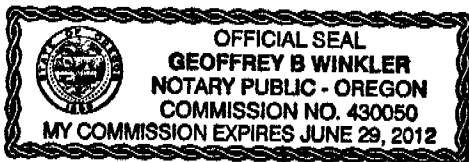
Multnomah

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This instrument was acknowledged before me this 3rd day of October, 2011, by Robert L. Dunn, as Sole Member Manager of Willamette Property Holdings, LLC.

Michael A. Grassmuck



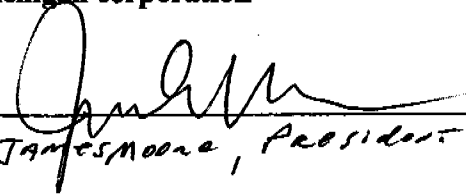
Notary Public in and for the State of Oregon

Name: Geoff Winkler

Commission Expires: 6/29/11


GRANTEE:

**PFRS CRYSTAL TERRACE CORP.,
a Michigan corporation**

By: 
James Moore, President

STATE OF Michigan §
§
COUNTY OF Wayne §

This instrument was acknowledged before me this 29th day of September, 2011, by
James Moore, as President of PFRS Crystal Terrace Corp.


Notary Public in and for the State of Michigan
Name: DAVID Cetlinski
Commission Expires: 9-16-2015

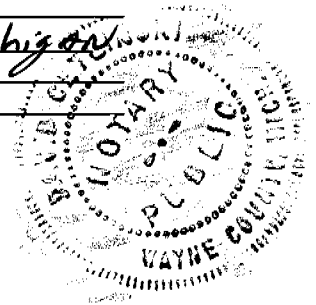


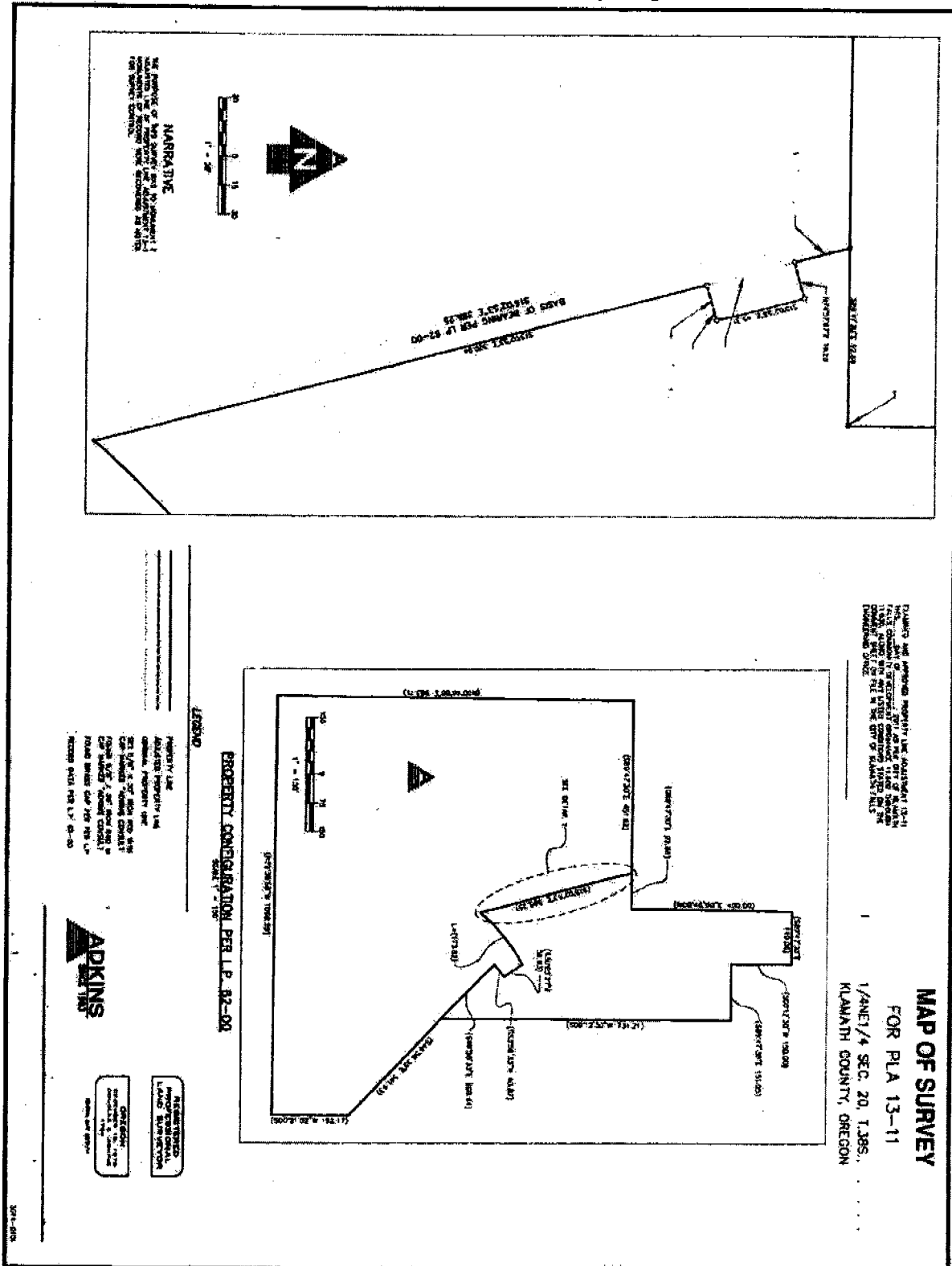
Exhibit A

A portion of land situated in the SE 1/4 NE 1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, as shown by City of Klamath Falls Property Line Adjustment 13-11 Map of Survey, and more particularly described as follows:

Beginning at a point marked by a 5/8 inch iron rod from which the Southwest corner of Parcel 2 of Land Partition 62-00 bears S15°02'53"E 320.94 feet; thence N15°02'53"W 45.31 feet to a point marked by a 5/8 inch iron rod; thence N74°57'07"E 19.29 feet to a point marked by a 5/8 inch iron rod; thence S15°02'53"E 45.31 feet to a point marked by a 5/8 inch iron rod; thence S74°57'07"W 19.29 feet to the point of beginning, with bearings based on Klamath County Land Partition 62-00.

Property line adjustment deed
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Exhibit B
Lot Line Adjustment Survey Map



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Property line adjustment deed
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