

2014-006848

Klamath County, Oregon



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06/27/2014 01:14:03 PM

Fee: \$67.00

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**
Rhine-Cross Group, LLC
112 N. 5th Street, Suite 200-P.O. Box 909
Klamath Falls, Oregon 97601

**UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING
ADDRESS:**

Randall L. Hirschbock
13850 Spring Lake Road
Klamath Falls, Oregon 97603

PROPERTY LINE ADJUSTMENT DEED

RANDALL L. HIRSCHBOCK and **KELLY A. HIRSCHBOCK**, as tenants by the entirety, Grantor, conveys to **RANDALL L. HIRSCHBOCK**, Grantee, the real property situated in Klamath County, Oregon, described in Exhibit "B" attached hereto.

This instrument is executed to accomplish a property line adjustment between Grantor's parcel described in Exhibit "A" attached hereto ("Grantor's Parcel"), as vested in Grantor pursuant that certain Statutory Warranty Deed recorded in Klamath County, Oregon, on December 13, 2013 as Instrument No. 2013-013874, and Grantee's parcel described in Exhibit "A" attached hereto ("Grantee's Parcel"), as vested in Grantee pursuant to that certain Trustee's Deed recorded in Klamath County, Oregon, on March 31, 2014 as Instrument No. 2014-002754. The Map of Survey Property Line Adjustment 06-14 was recorded in Klamath County, Oregon, on June 26, 2014 as County Survey number 8052. The purpose of this adjustment is to enlarge Grantee's Parcel and reduce Grantor's Parcel by the sale of the property described in Exhibit "B" attached hereto. No new parcel shall be created by the execution of this instrument. The post adjustment size and configuration of Grantee's Parcel and Grantor's Parcel shall be as described in Exhibit "C" attached hereto.

Grantor's Parcel APN: 4009-01000-02400-000;
Grantee's Parcel APN: 4009-01000-02500-000;

The true consideration for this conveyance is: \$1.00.

ORS 93.040(1): 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 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

Dated JUNE 27, 2014.

GRANTOR:



RANDALL L. HIRSCHBOCK



KELLY A. HIRSCHBOCK

GRANTEE:



RANDALL L. HIRSCHBOCK

[ACKNOWLEDGMENTS ON FOLLOWING PAGES]

STATE OF OREGON)
) ss.
County of KLAMATH)

BEFORE ME, the undersigned authority, on this day personally appeared **RANDALL L. HIRSCHBOCK**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 27 day of JUNE, 2014.

(SEAL)



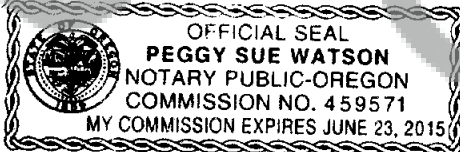
Peggy Sue Watson
NOTARY PUBLIC, STATE OF OREGON
Print name: PEGGY SUE WATSON
My commission expires: JUNE 23 2015

STATE OF OREGON)
) ss.
County of KLAMATH)

BEFORE ME, the undersigned authority, on this day personally appeared **KELLY A. HIRSCHBOCK**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 27 day of JUNE, 2014.

(SEAL)



Peggy Sue Watson
NOTARY PUBLIC, STATE OF OREGON
Print name: PEGGY SUE WATSON
My commission expires: JUNE 23 2015

EXHIBIT A

**Prior Legal Descriptions
(Prior to Property Line Adjustment)**

Grantor's Parcel

APN: R-4009-01000-02400-000

**PRIOR DESCRIPTION
DV 2013-013874 (Parcel 2)**

A portion of the SE1/4 of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the section corner common to Sections 10, 11, 14, and 15; thence North 00°03'04" East 1,333.2 feet to a point; thence South 89°45'43" West 1324.87 feet to the true point of beginning; thence South 89°45'43" West 662.44 feet to a point; thence South 00°16'43" West 455.95 feet to a point on the Northerly line of Spring Lake; thence along the Northerly line of Spring Lake North 82°40' East 542.26 feet and South 62°30' East 141.23 feet; thence North 00°12'10" East 503.75 feet to the point of beginning.

Grantee's Parcel

APN: R-4009-01000-02500-000

**PRIOR DESCRIPTION
DV 2014-002754**

Parcel 1:

A parcel of land situate in the N1/2SE1/4 of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" pin marking of the Northwest corner of the N1/2N1/2SE1/4SE1/4 of said Section 10; thence South 00°12'10" West, 333.48 feet; thence North 89°45'19" East, 328.79 feet to the center line of a ditch; thence along said ditch North 07°13'15" East, 44.56 feet; thence continuing along said ditch, North 07°18'08" West, 223.92 feet; thence continuing along said ditch, North 16°34'00" East, 70.04 feet; thence leaving said ditch South 89°45'43" West, 324.72 feet to the point of beginning.

Parcel 2:

A tract of land situate in the SE1/4 of the SE1/4 of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of the said SE1/4 of the SE1/4 from which the SE1/16 corner bears North 00°12'10" East 333.48 feet; thence South 00°12'10" West 170.27 feet to Spring Lake (Ryan Sump); thence South 62°30' East, along said Lake 344.31 feet; thence North 07°20'02" East 333.49 feet to the South line of the N1/2 of the N1/2 of the SE1/4 of the SE1/4 of said Section 10; thence South 89°45'19" West 347.38 feet to the point of beginning.

EXHIBIT B

Legal Description of Property Conveyed as part of the Property Line Adjustment 06-14

A parcel of land situated in the SE1/4 of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" pin marking of the Northwest corner of the N1/2N1/2SE1/4SE1/4 of said Section 10; thence South 89°45'43" West, along the north line of the NE1/4SW1/4SE1/4 of said Section 10, a distance of 100.00 feet; thence South 00°14'58" West, a distance of 451.21 feet to the northerly line of Spring Lake; thence South 62°30' East, along said north line of Spring Lake, a distance of 112.95 feet to the west line of the SE1/4SE1/4 of said Section 10; thence North 00°12'10" East, 503.77 feet to the Point of Beginning. Containing 1.10 acres more or less.

EXHIBIT C

New Legal Descriptions (Post Property Lot Line Adjustment 06-14)

Grantor's Parcel

APN: R-4009-01000-02400-000

[adjusted from approximately 7.17 acres to approximately 6.07 acres]

A parcel of land situated in the NE1/4SW1/4SE1/4 of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a 5/8" pin marking of the Northwest corner of the N1/2N1/2SE1/4SE1/4 of said Section 10; thence South 89°45'43" West, along the north line of the NE1/4SW1/4SE1/4 of said Section 10, a distance of 100.00 feet to the **True Point of Beginning**; thence South 89°45'43" West 562.44 feet to the northwest corner of said NE1/4SW1/4SE1/4; thence South 00°16'43" West, along the west line of said NE1/4SW1/4SE1/4 a distance of 505.02 feet to a point on the Northerly line of Spring Lake; thence along the Northerly line of Spring Lake North 82°40'03" East 542.27 feet and South 62°30' East 28.28 feet to a point; thence North 00°14'58" East, a distance of 451.21 feet to the True Point of Beginning. Containing 6.07 acres more or less.

Grantee's Parcel

APN: R-4009-01000-02500-000

[adjusted from approximately 4.37 acres to approximately 5.47 acres]

A parcel of land situated in the S1/2SE1/4 of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" pin marking of the Northwest corner of the N1/2N1/2SE1/4SE1/4 of said Section 10; thence South 89°45'43" West, along the north line of the NE1/4SW1/4SE1/4 of said Section 10, a distance of 100.00 feet; thence South 00°14'58" West, a distance of 451.21 feet to the northerly line of Spring Lake; thence South 62°30' East, along said north line of Spring Lake, a distance of 112.95 feet the west line of the SE1/4SE1/4 of said Section 10; thence South 62°30' East, along said north line of Spring Lake, a distance of 344.31 feet to the adjusted property line as shown on PLA 17-94; thence North 07°20'02" East, 333.49 feet to the southerly line of the N1/2N1/2SE1/4SE1/4 of said Section 10; thence South 89°45'19" West, 18.59 feet along said southerly line to the centerline of an existing ditch; thence along said ditch North 07°13'15" East, 44.56 feet; thence continuing along said ditch, North 07°18'08" West, 223.92 feet; thence continuing along said ditch, North 16°34'00" East, 70.04 feet to the northerly line of the N1/2N1/2SE1/4SE1/4 of said Section 10; thence leaving said ditch South 89°45'43" West, 324.72 feet to the Point of Beginning. Containing 5.46 acres more or less.