

AMERITITLE
32275 AM

2015-006037
Klamath County, Oregon
06/10/2015 01:50:42 PM
Fee: \$72.00

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Attn: Tyler J. Bellis
McEwen Gisvold, LLP
1100 SW 6th Avenue, Suite 1600
Portland, OR 97204

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

NO CHANGE

PROPERTY LINE ADJUSTMENT DEED

JOHN T. ANDERSON and **SUSAN A. ANDERSON**, as tenants by the entirety, Grantor, conveys to **WELLS FARGO BANK, N.A.**, Grantee, the real property situated in Klamath County, Oregon, described in Exhibit "B" attached hereto.

This instrument is executed to accomplish a lot 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 August 14, 2006 as Instrument No. 2006-016495, and Grantee's parcel described in Exhibit "A" attached hereto ("Grantee's Parcel"), as vested in Grantee pursuant to that certain Statutory Quitclaim Deed recorded in Klamath County, Oregon, on August 7, 2014 as Instrument No. 2014-008221. The Map of Survey Property Line Adjustment 01-14 was recorded in Klamath County, Oregon, on March 31, 2014 as Instrument No. 8042. 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: 3907-025C0-00100-000; Key No. 487155

Grantee's Parcel APN: 3907-025C0-00200-000; Key No. 487164

The true consideration for this conveyance is: \$14,000.00.

ORS 93.040(1): BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF

Property Line Adjustment Deed

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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 October 28, 2014.

GRANTOR:



JOHN T. ANDERSON



SUSAN A. ANDERSON

GRANTEE:

WELLS FARGO BANK, N.A.

By: 
Name: Christina M. Dorsa
Its: AVP

[ACKNOWLEDGMENTS ON FOLLOWING PAGES]

STATE OF OREGON)
) ss.
County of Klamath)

BEFORE ME, the undersigned authority, on this day personally appeared **JOHN T. ANDERSON**, 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 5 day of June, 2014. ^{15 ct}

(SEAL)



Cherice F. Treasure
NOTARY PUBLIC, STATE OF OREGON
Print name: Cherice F. Treasure
My commission expires: 6/17/2016

STATE OF OREGON)
) ss.
County of Klamath)

BEFORE ME, the undersigned authority, on this day personally appeared **SUSAN A. ANDERSON**, 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 5 day of June, 2014. ^{15 ct}

(SEAL)



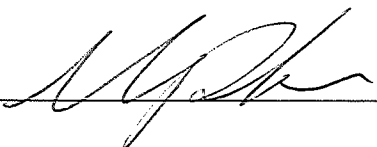
Cherice F. Treasure
NOTARY PUBLIC, STATE OF OREGON
Print name: Cherice F. Treasure
My commission expires: 6/17/2016

State of California)
County of San Bernardino)

On October 27, 2014 before me, Maria I. Palos, Notary Public
personally appeared Christina Marie Dorsa-Smith,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~
subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same
in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

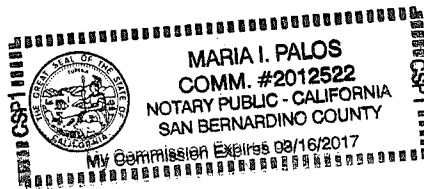
I certify under PENALTY OF PERJURY under the laws of the
State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)

PAS # 0155019664B



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EXHIBIT A

Prior Legal Descriptions
(PRIOR to Lot Line Adjustment)

Grantor's Parcel

APN: 3907-025C0-00100-000

PRIOR DESCRIPTION

A parcel of land being a portion of Lot 1, Block 13, KLAMATH RIVER ACRES, FIRST ADDITION, situated in the NE1/4 of Section 25, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows

Beginning at the Northeast corner of said Lot 1, Block 13, of KLAMATH RIVER ACRES, FIRST ADDITION, which is a 5/8 inch diameter rebar, thence South 01° 25' 45" South 84 13 feet along the Easterly line of said Lot 1, Block 13 to a 5/8 inch diameter rebar, thence South 48° 24' 52" West 278 13 feet to a 5/8 inch rebar lying on the Northeasterly right of way line of Clover Creek Road, thence North 41° 35' 08" West 365 33 feet along said Northeasterly right of way line of Clover Creek Road to a 5/8 inch diameter rebar, thence South 89° 52' 10" East 449 09 feet along the Northerly line of said Lot 1, Block 13, KLAMATH RIVER ACRES, FIRST ADDITION to the point of beginning

Grantee's Parcel

APN: 3907-025C0-00200-000

PRIOR DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 13, KLAMATH RIVER ACRES, FIRST ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 13, KLAMATH RIVER ACRES, FIRST ADDITION, WHICH IS A 5/8 INCH DIAMETER REBAR; THENCE SOUTH 01 DEGREES 25' 45" EAST 84.13 FEET ALONG THE EASTERLY LINE OF SAID LOT 1, BLOCK 13 TO THE POINT OF BEGINNING, WHICH IS A 5/8 INCH DIAMETER REBAR; THENCE SOUTH 01 DEGREES 24' 45" EAST 427.36 FEET ALONG SAID EASTERLY LINE OF LOT 1, BLOCK 13, KLAMATH RIVER ACRES, FIRST ADDITION TO A 3/4 INCH DIAMETER REBAR, LYING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF CLOVER CREEK ROAD; THENCE NORTH 41 DEGREES 35' 08 " WEST 324.46 FEET ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF CLOVER CREEK ROAD TO A 5/8 INCH DIAMETER REBAR; THENCE NORTH 48 DEGREES 24' 52" EAST 278.13 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

Legal Description of Property Conveyed as part of the Lot Line Adjustment

A Parcel of Land being a portion of Lot 1, Block 13, Klamath River Acres, First Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, situated in the SW1/4 of Section 25, T39S, R07E of the Willamette Meridian, being more particularly described as follows:

BEGINNING at the northeast corner of said Lot 1, Block 13, Klamath River Acres, First Addition; Thence, along the easterly line of said Lot, South 01°05'16" East, 83.88 feet to A 5/8" rebar per Record of Survey No. 2932; Thence, along the southeasterly line of that property described in deed volume 2006-016495, South 48°14'37" West, 278.21 feet to the northeasterly Right-of-Way line of Clover Creek Road; Thence, along said northeasterly Right-of-Way line, North 41°40'46" West, 28.42 feet; Thence, leaving said northeasterly Right-of-Way line, North 42°12'26" East, 334.69 feet to the point of beginning. Basis of Bearings is Grid North of the Oregon Coordinate Reference System, Bend-Klamath Falls Zone.

Containing 0.31 Acres.

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EXHIBIT C

New Legal Descriptions
(POST Lot Line Adjustment)

Grantor's Parcel

APN: 3907-025C0-00100-000

[adjusted from approximately 1.60 acres to approximately 1.29 acres]

A Parcel of Land being a portion of Lot 1, Block 13, Klamath River Acres, First Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, situated in the SW1/4 of Section 25, T39S, R07E of the Willamette Meridian, being more particularly described as follows:

BEGINNING at the northeast corner of said Lot 1, Block 13, Klamath River Acres, First Addition; Thence, South 42°12'26" West, 334.69 feet to the northeasterly Right-of-Way line of Clover Creek Road; Thence, along said northeasterly Right-of-Way line, North 41°40'46" West, 337.00 feet to the northwest corner of said Lot 1; Thence, along the north line of said Lot, South 89°31'00" East, 448.96 feet to the point of beginning.

Basis of Bearings is Grid North of the Oregon Coordinate Reference System, Bend-Klamath Falls Zone.

Grantee's Parcel

APN: 3907-025C0-00200-000

[adjusted from approximately 1.04 acres to approximately 1.35 acres]

A Parcel of Land being a portion of Lot 1, Block 13, Klamath River Acres, First Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, situated in the SW1/4 of Section 25, T39S, R07E of the Willamette Meridian, being more particularly described as follows:

BEGINNING at the northeast corner of said Lot 1, Block 13, Klamath River Acres, First Addition; Thence, along the easterly line of said Lot, South 01°05'16" East, 511.46 feet to the northeasterly Right-of-Way line of Clover Creek Road; Thence, along said northeasterly Right-of-Way line, North 41°40'46" West, 352.74 feet; Thence, leaving said northeasterly Right-of-Way line, North 42°12'26" East, 334.69 feet to the point of beginning.

Basis of Bearings is Grid North of the Oregon Coordinate Reference System, Bend-Klamath Falls Zone.

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