

2017-012278

Klamath County, Oregon

After recording return to:

James J. & Melody C. Osborne  
8309 Ground Squirrel Drive  
Bonanza, OR 97623

TI



00212284201700122780010017

10/25/2017 01:44:23 PM

Fee: \$42.00

Until a change is requested all tax statements shall be  
 sent to the following address:

James J. & Melody C. Osborne  
8309 Ground Squirrel Drive  
Bonanza, OR 97623

**PROPERTY LINE ADJUSTMENT DEED**

The true consideration for this conveyance is to complete "Property Line Adjustment 2-17". The purpose of this deed is to provide an accurate legal description of the subject property as adjusted by the Property Line Adjustment.

We, James J. Osborne and Melody C. Osborne, Grantor, conveys to, James J. Osborne and Melody C. Osborne, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

LOT 39, BLOCK 32 OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT-PLAT NO. 2, KLAMATH COUNTY, OREGON;

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND BEING A PORTION OF LOT 39 IN BLOCK 32 OF "KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT- PLAT NO. 2", SITUATED IN THE SW1/4 OF SECTION 4, T38S, R11EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE LINE COMMON TO LOTS 39 AND 40, BLOCK 32 OF SAID KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT-PLAT NO. 2, FROM WHICH THE SOUTHERLY MOST CORNER OF SAID LOT 40 BEARS S54°48'45"W, 311.81 FEET; THENCE S19°48'26"E, 40.40 FEET; THENCE S62°11'04"W, 303.60 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 40; THENCE N54°48'45"E, 311.81 FEET TO THE POINT OF BEGINNING; CONTAINING 0.14 ACRES, MORE OR LESS, AND WITH BEARINGS BASED ON SAID PLAT OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT-PLAT NO. 2.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND BEING A PORTION OF LOT 40 IN BLOCK 32 OF "KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT- PLAT NO. 2", SITUATED IN THE SW1/4 OF SECTION 4, T38S, R11EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE LINE COMMON TO LOTS 39 AND 40, BLOCK 32 OF SAID KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT-PLAT NO. 2, FROM WHICH THE SOUTHERLY MOST CORNER OF SAID LOT 40 BEARS S54°48'45"W, 311.81 FEET; THENCE N19°48'26"W, 35.02 FEET; THENCE N60°13'44"E, 357.69 FEET TO THE EASTERLY MOST CORNER OF LOT 40; THENCE S54°48'45"W, 365.38 FEET TO THE POINT OF BEGINNING; CONTAINING 0.14 ACRES, MORE OR LESS, AND WITH BEARINGS BASED ON SAID PLAT OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT-PLAT NO. 2.

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.

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030) THIS CONVEYANCE IS MADE PURSUANT TO "PROPERTY LINE ADJUSTMENT 2-17".

Dated this October 25 day of October, 2017.

James J. Osborne  
 James J. Osborne

Melody C. Osborne  
 Melody C. Osborne

State of Oregon } ss  
 County of Klamath }

This instrument was acknowledged before me on October 25, 2017 by James J. Osborne and Melody C. Osborne

Cam B. Forney  
 Notary Public for the State of Oregon  
 My commission expires: 12/9/19

