

True like
Returned at Counter

After recording return to:

Pamela A. Berg
P.O. Box 2101
Glen Ellen, CA 95442

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

Pamela A. Berg
P.O. Box 2101
Glen Ellen, CA 95442

2018-001998
Klamath County, Oregon



00217704201800019980010013

02/21/2018 09:07:38 AM

Fee: \$42.00

PROPERTY LINE ADJUSTMENT DEED

The true consideration for this conveyance is to complete a Property Line Adjustment, as per Klamath County File No.: "Property Line Adjustment 7-17".

Pamela A. Berg, Grantor, conveys to Pamela A. Berg, Grantee, the following real property situated in Klamath County, Oregon, to-wit:

UNSURVEYED PARCEL 3 OF "LAND PARTITION 1-16", SITUATED IN THE W1/2 SW1/4 OF SECTION 25, THE SE1/4, S1/2 NE1/4 AND THE SE1/4 NW1/4 OF SECTION 26, T39S, R11EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE 1/4 CORNER COMMON TO SAID SECTION 25 AND 26; THENCE NORTHWESTERLY, 1779 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF PARCEL 2 OF SAID "LAND PARTITION 1-16"; THENCE ALONG THE BOUNDARY OF SAID PARCEL 2 THE FOLLOWING COURSES, S75°39'47"W 96.61 FEET, N78°47'25"W 174.66 FEET AND N30°50'08"W 103.44 FEET; THENCE, LEAVING THE BOUNDARY OF SAID PARCEL 2, S73°32'10"W 414.18 FEET; THENCE S70°10'51"W 458.46 FEET TO A POINT ON THE CENTERLINE OF WEST LANGELL VALLEY ROAD; THENCE SOUTHEASTERLY, ALONG THE SAID CENTERLINE, 4580 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THE SAID W1/2 SW1/4 OF SECTION 25; THENCE EAST, ALONG THE SAID SOUTH LINE, 1000 FEET, MORE OR LESS, TO THE W1/16 CORNER COMMON TO SECTION 36, T39S, R11EWM, AND SAID SECTION 25; THENCE NORTH 2640 FEET, MORE OR LESS, TO THE C-W1/16 OF SAID SECTION 25; THENCE WEST 1320 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 165.71 ACRES, MORE OR LESS, WITH BEARINGS BASED ON THE PLAT OF SAID "LAND PARTITION 1-16" ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

EXCEPTING THEREFROM:

A PORTION OF UNSURVEYED PARCEL 3 OF "LAND PARTITION 1-16", SITUATED IN THE SW1/4 SW1/4 OF SECTION 25, T39S, R11EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW 1/16 CORNER OF SAID SECTION 25; THENCE SOUTH 1320 FEET, MORE OR LESS, TO THE WEST 1/16 CORNER COMMON TO SECTION 36, T39S, R11EWM, AND SAID SECTION 25; THENCE WEST, ALONG THE SOUTH LINE OF SAID SECTION 25, 1000 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE CENTERLINE OF WEST LANGELL VALLEY ROAD; THENCE NORTHWESTERLY, ALONG THE SAID CENTERLINE, TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 1027 FEET WESTERLY OF THE EAST LINE OF SAID SW1/4 SW1/4; THENCE NORTH, PARALLEL WITH THE SAID EAST LINE, 1298 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE SAID SW1/4 SW1/4; THENCE EAST, ALONG SAID NORTH LINE, 1027 FEET TO THE POINT OF BEGINNING, CONTAINING 31.0 ACRES, MORE OR LESS.

BEFORE SINGING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHT, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 242, OREGON LAWS 2007, AND 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 SINGING 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 LAWFULL 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 this 14 day of February, 2018.

Pamela A. Berg

STATE OF California
County of Sonoma

ss)

This instrument was acknowledged before me on this 14 day of February, 2018.
By Pamela A. Berg

Notary Public for the State of California
My commission expires: August 21, 2020

