



00256665202000036800040047

03/27/2020 10:10:01 AM

Fee: \$97.00

Returned at Counter

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

Charles Hoy  
13910 Hwy 66  
Klamath Fall, OR 97601

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

Charles Hoy  
13910 Hwy 66  
Klamath Fall, OR 97601

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**LOT LINE ADJUSTMENT DEED**

Thomas Charles Hoy, Grantor, conveys to Charles B. Hoy, Jr. and Nadine Hoy, Husband and Wife, Grantee, the real property situated in the SE1/4 and the SW1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Or., 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 Bargain and Sale Deed recorded in the Klamath County Clerk's Office, on March 2, 2020, as Instrument No. 2020-002569, and Grantee's parcel described in Exhibit "A" attached hereto ("Grantee's Parcel"), as vested in Grantee pursuant to that certain Warranty Deed recorded in the Klamath County Clerk's Office, on July 10, 2000, as Deed Volume M00, Page 25139. The Map of Survey of Property Line Adjustment 01-20 was recorded in the Klamath County Surveyor's Office, on March 25, 2020, as County Survey No. 8470. 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: 3908-031C0-00101 and 3908-031D0-02903

Grantee's Parcel APN: 3908-031D0-02902

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 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 LAWWS 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 ISA 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

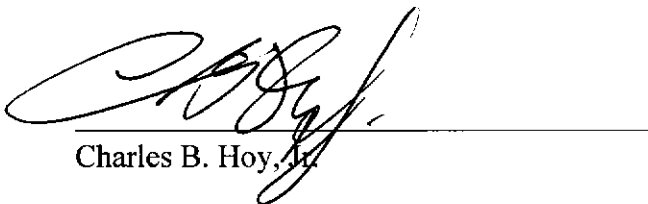
NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010

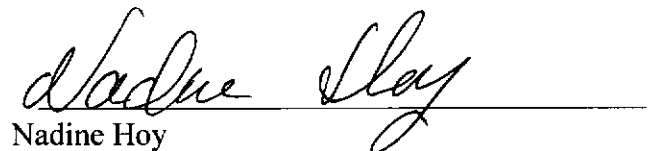
Dated 3-27-2020.

GRANTOR:

  
Thomas Charles Hoy

GRANTEE:

  
Charles B. Hoy, Jr.

  
Nadine Hoy

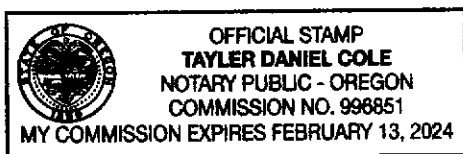
STATE OF OREGON            )


)

County of Klamath         )

BEFORE ME, the undersigned authority, on this day personally appeared Thomas Charles Hoy, Charles B. Hoy, Jr. and Nadine Hoy, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 27 day of MARCH.



  
NOTARY PUBLIC, STATE OF OREGON  
Print name: TAYLER D. COLE  
My commission expires: FEBRUARY 13, 2024

## EXHIBIT A

### Prior Legal Descriptions (PRIOR to Lot Line Adjustments)

#### Grantor's Parcel

APN: 3908-031C0-00101 and 3908-031D0-02903

Parcel 1 of Validation Land Partition 27-19, being situated in the SE1/4 and the SW1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and being recorded by the Clerk of Klamath County in Instrument Number 2020-000173.

#### Grantee's Parcel

APN: 3908-031D0-02902

Parcel 2 of Land Partition 20-98. Located in the Southeast one-quarter of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

## EXHIBIT B

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

Commencing at the Section corner common to Sections 31 and 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence along the East line of said Section 31, North 02°00'07" West, 331.93 feet to the Northerly right of way line of Weyerhaeuser Road described in Deed recorded August 30, 1996 in Volume M96, page 27024; thence along the Northerly right of way of said Weyerhaeuser Road North 63°07'00" West, 1391.26 feet to the true point of beginning; thence along the Northerly right of way of said Weyerhaeuser Road North 63°07' 00" West, 759.51 feet; thence leaving said Weyerhaeuser Road right of way, North 39°22'32" East, 333.25 feet to a corner common to Parcel 1 and Parcel 2 of Land Partition 20-98; thence along the Southerly property line of said Parcel 2 South 47°22' 52" East, 676.04 feet; thence along the Southerly property line of said Parcel 2 South 12°22' 34" West, 146.70 feet to the point of beginning.

EXHIBIT C

New Legal Descriptions

(POST Lot Line Adjustment)

Grantor's Parcel

APN: 3908-031C0-00101 and 3908-031D0-02903

Parcel 1 of Validation Land Partition 27-19, being situated in the SE1/4 and the SW1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and being recorded by the Clerk of Klamath County in Instrument Number 2020-000173. **EXCEPTING THEREFROM** the following:

Commencing at the Section corner common to Sections 31 and 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence along the East line of said Section 31, North 02°00'07" West, 331.93 feet to the Northerly right of way line of Weyerhaeuser Road described in Deed recorded August 30, 1996 in Volume M96, page 27024; thence along the Northerly right of way of said Weyerhaeuser Road North 63°07'00" West, 1391.26 feet to the true point of beginning; thence along the Northerly right of way of said Weyerhaeuser Road North 63°07' 00" West, 759.51 feet; thence leaving said Weyerhaeuser Road right of way, North 39°22'32" East, 333.25 feet to a corner common to Parcel 1 and Parcel 2 of Land Partition 20-98; thence along the Southerly property line of said Parcel 2 South 47°22' 52" East, 676.04 feet; thence along the Southerly property line of said Parcel 2 South 12°22' 34" West, 146.70 feet to the point of beginning.

Grantee's Parcel

APN: 3908-031D0-02902

Parcel 2 of Land Partition 20-98. Located in the Southeast one-quarter of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. **IN ADDITION TO** the following:

Commencing at the Section corner common to Sections 31 and 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence along the East line of said Section 31, North 02°00'07" West, 331.93 feet to the Northerly right of way line of Weyerhaeuser Road described in Deed recorded August 30, 1996 in Volume M96, page 27024; thence along the Northerly right of way of said Weyerhaeuser Road North 63°07'00" West, 1391.26 feet to the true point of beginning; thence along the Northerly right of way of said Weyerhaeuser Road North 63°07' 00" West, 759.51 feet; thence leaving said Weyerhaeuser Road right of way, North 39°22'32" East, 333.25 feet to a corner common to Parcel 1 and Parcel 2 of Land Partition 20-98; thence along the Southerly property line of said Parcel 2 South 47°22' 52" East, 676.04 feet; thence along the Southerly property line of said Parcel 2 South 12°22' 34" West, 146.70 feet to the point of beginning.