

PROPERTY LINE ADJUSTMENT DEED

Modoc Contracting Co., Inc.
4027 HWY 39
Klamath Falls, OR 97603
Grantor

2020-004886

Klamath County, Oregon



04/16/2020 02:02:36 PM

Fee: \$92.00

Returned at Counter

Nicholas Hans Borensen and
Betsy Borensen
12868 Turnstone Drive
Klamath Falls, OR 97601

Grantee

After recording return to and send Tax Statements
Grantee

KNOW ALL MEN BY THESE PRESENTS, That MODOC CONTRACTING CO., INC., an Oregon Corporation, hereinafter called grantor, for the consideration hereinafter stated, conveys unto NICHOLAS HANS BORENSEN and BETSY BORENSEN, as Tenants by the Entirety, hereinafter called grantee the following described real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

EXHIBIT "A" attached hereto and incorporated herein by this reference.

Purpose: The purpose of this deed is to adjust the boundary line between two lots or parcel. The adjustment of the boundary lines of the lots and parcels pursuant to this deed is given in satisfaction of a condition of the approval received from Klamath County Department of Planning, 305 main Street, Klamath Falls, OR 97601, in Docket No PLA 2-20. This boundary line adjustment is subject to the provisions of ORS 92.190 and is given for the benefit of Klamath County. The adjustment of the boundary line of the lots or parcels under this deed shall be effective and continue in perpetuity unless and until Klamath County consents in writing to termination thereof.

To Have and to Hold the same unto grantees and grantee's successor and assigns forever.

The true consideration for this conveyance, stated in terms of dollars, is none. (The other property of value was the whole consideration, namely the land use approval from the Klamath County Department of Planning, described above.)

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

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to

In Witness Whereof, Grantor, Modoc Contracting Co., Inc., an Oregon Corporation, has executed this instrument this 16 day of April, 2020.

STATE OF OREGON)
) ss.
County of Klamath)

SEAL

Janice M. Newbould
Notary Public for Oregon
My Commission Expires: June 29, 2023

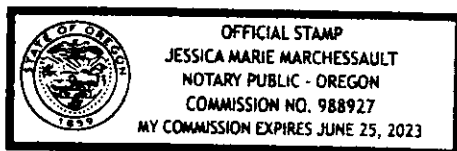


EXHIBIT A - PROPERTY TO BE CONVEYED

All the certain real property situate in County of Klamath, State of Oregon being more described as follows:

A portion of Lot 1039, said Lot are shown upon that certain map entitled "Running Y Resort, Phase 12, 1st Addition, Tract 1426", 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:

BEGINNING at an iron rod, also being the Northwest corner of Lot 1039, as said lot is hereinabove described; thence South along the Westerly line of said Lot, South 06°49'48" East 132.86 feet to an iron rod; thence leaving said Westerly line, North 03°34'10" East 83.71 feet to an iron rod; thence North 06°57'59" West 52.99 feet to a point on the Northerly line of said Lot, being South 06°57'59" East 0.35 feet from a reference iron rod; thence Westerly along a curve to the right, also being said Northerly line, from a point with a radial bearing of South 17°17'19" East, have a radius of 380.00 feet, through a central angle of 02°17'23", an arc length of 15.19 feet to a point with a radial bearing of South 14°59'56" East to the true point of beginning of this description, and containing 1,400.12 square feet or 0.03 acres of land, more or less.

The Basis of Bearing of this description is the Bend-Klamath Falls Zone of the Oregon Coordinate Reference System (OCRS).

Date: April 10, 2020
MSM Project # 1121-20



EXPIRATION DATE: 12/31/2020