

Scott MacArthur
Returned at Counter

PROPERTY LINE ADJUSTMENT DEED

Kurt Malmaedal and
Monica Wellington
38657 NW Harrison Road
Banks, OR 97106
Grantor

Kurt Malmaedal and
Monica Wellington
38657 NW Harrison Road
Banks, OR 97106
Grantee

After recording return to and send Tax Statements
Grantee

2020-005597

Klamath County, Oregon



00258697202000055970030032

05/05/2020 09:11:09 AM

Fee: \$92.00

KNOW ALL MEN BY THESE PRESENTS. That, KURT MALMEDAL and MONICA WELLINGTON, as Tenants by the Entirety, hereinafter called grantor, for the consideration hereinafter stated, conveys unto KURT MALMEDAL and MONICA WELLINGTON, 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 consolidate two or more lots or parcels into a single lot or parcel and the effect shall be that all lots and parcels consolidated shall hereafter be considered a single lot or parcel. The consolidation 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 05-06 and/or PLA 25-06. This boundary line adjustment is subject to the provisions of ORS 92.190 and is given for the benefit of Klamath County. The consolidation of 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

LEGAL DESCRIPTION FOR A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 09 EAST, W.M., KLAMATH COUNTY, OREGON

LEGAL DESCRIPTION – PARCEL 3 AFTER ADJUSTMENT

Legal description of a tract of land located in the Northeast one-quarter (NE1/4) of Section 30, Township 24 South, Range 09 East, W.M., Klamath County, Oregon, more particularly described as follows: Parcel 3 of Partition Plat No. 32-03, Records of Klamath County, Oregon.

Excepting therefrom a tract of land, being a portion of Parcel 3 of Partition Plat No. 32-03, Records of Klamath County, Oregon, located in the Northeast one-quarter (NE1/4) of Section 30, Township 24 South, Range 09 East, W.M., Klamath County, Oregon, more particularly described as follows: Beginning at the most Southerly corner of Parcel 3 of Partition Plat No. 32-03, Records of Klamath County, Oregon, thence North 38°54'26" East along the Easterly line of said Parcel 3 a distance of 91.88 feet; thence North 89°59'11" West along the Easterly line of said Parcel 3 a distance of 50.26 feet; thence North 00°00'58" West along the Easterly line of said Parcel 3 a distance of 50.00 feet to the True Point of Beginning of this legal description; thence North 89°59'02" East along the Easterly line of said Parcel 3 a distance of 50.00 feet; thence North 00°00'58" West along the Easterly line of said Parcel 3 a distance of 37.77 feet; thence South 52°54'58" West a distance of 62.66 feet to the True Point of Beginning, containing 944 square feet, more or less.

Together with a tract of land located in the Northeast one-quarter (NE1/4) of Section 30, Township 24 South, Range 09 East, W.M., Klamath County, Oregon, more particularly described as follows: Beginning at the most Southerly corner of Parcel 3 of Partition Plat No. 32-03, Records of Klamath County, Oregon, thence North 38°54'26" East along the Easterly line of said Parcel 3 a distance of 91.88 feet; thence North 89°59'11" West along the Easterly line of said Parcel 3 a distance of 14.88 feet to the True Point of Beginning of this legal description; thence North 89°59'11" West along the Easterly line of said Parcel 3 a distance of 35.38 feet; thence North 00°00'58" West along the Easterly line of said Parcel 3 a distance of 20.00 feet; thence South 60°30'52" East a distance of 40.65 feet to the True Point of Beginning, containing 354 square feet, more or less.