

2020-005616

Klamath County, Oregon

Send Tax Statements to Grantee at:
After Recording return to:
Gary Bruce Smith, Trustee
1113 NE 7th St.
Bend, OR 97701



00258719202000056160030034

05/05/2020 11:24:24 AM

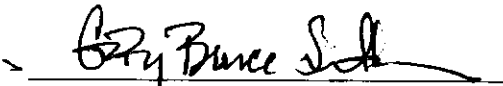
Fee: \$92.00

LOT LINE ADJUSTMENT DEED

Gary Bruce Smith, trustee, or the successor trustee of the Gary Bruce Smith UTA dated April 26, 2016, Grantors, convey to Gary Bruce Smith, trustee, or the successor trustee of the Gary Bruce Smith UTA dated April 26, 2016 Grantees, the following described real property:

The real property described on Exhibit A.

The true consideration for this conveyance is to complete correct legal description after lot line adjustment PLA 7-19.

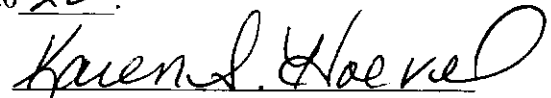


Gary Bruce Smith, Trustee, Grantor
Trustee of the Gary Bruce UTA dated April 26, 2016.

STATE OF OREGON)
) ss.
County of Deschutes)



Personally appeared before me the above named, Gary Bruce Smith, Trustee, of the Gary Bruce UTA dated April 26, 2016. and acknowledged the foregoing instrument to be his voluntary act and deed, before me this 1 day of May, 2020.


Notary Public for Oregon

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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."

January 13, 2020

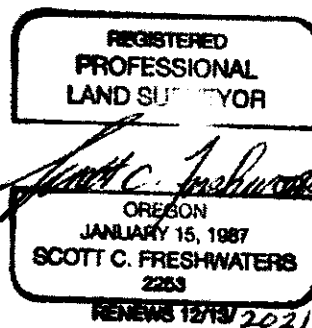
FRESHWATERS SURVEYING INC.
SCOTT C. FRESHWATERS P.L.S., PRESIDENT
P.O. BOX 4524
SUNRIVER, OREGON 97707
(541)593-1792 office
(541)420-1822 cellular
Email: sfreshwaters@chamberscable.com

Legal Description
Adjusted Lot 3

Portions of Lots 2 and 3 in Block 5 of Plat No. 1057, Wagon Trail Acreages Number Two in the NW 1/4 of Section 12, Twp. 23 S., Range 9 E.W.M, Klamath County, Oregon being more particularly described as follows:

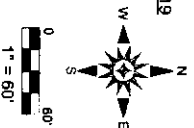
Said Lot 3 Excepting therefrom the following described portion: Beginning at the southeast corner of said Lot 3; thence upon the common line between said Lots 2 and 3 N 53°20'41" W 378.26 feet; thence leaving said common line S 73°00'21" E 377.45 feet; thence 130.31 feet upon the arc of 269.43 foot radius curve concave to the east, the long chord bears S 26°28'12" W 129.04 feet to the Point of Beginning.

AND Together with the following described portion of said Lot 2:
Beginning at the northwest corner of said Lot 2; thence S 00°14'59" E 143.42 feet upon the west line of said Lot 2; thence leaving said west line S 73°00'21" E 340.86 feet to a point on the common line between said Lots 2 and 3; thence upon said common line N 53°20'41" W 407.11 feet to the Point of Beginning.



PROPERTY LINE ADJUSTMENT BETWEEN LOTS 2 & 3 IN BLOCK 5 OF PLAT NO. 1057,
WAGON TRAIL ACREAGES NUMBER TWO IN THE NW 1/4 OF SECTION 12, TWP. 23 S.,
RANGE 9 E.W.M., KLAMATH COUNTY, OREGON

PLANNING FILE NO. PLA 7.19



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE LINE BETWEEN LOTS 2 & 3 AS SHOWN ON THE PLAT NO. 1057, BLOCK 5 OF PLAT NO. 1057, WAGON TRAIL ACREAGES NUMBER TWO IN THE NW 1/4 OF SECTION 12, TWP. 23 S., RANGE 9 E.W.M., KLAMATH COUNTY, OREGON. THE SURVEY WAS HELD AS CONTINUING THE WEST LINE OF LOT 2 AND THE SW CORNER OF LOT 3. THE NEWLINE WAS DETERMINED BY HOLDING MONUMENT 102 AND INTERSECTING THE WEST LINE OF LOT 233 AT A POINT THAT WOULD CREATE AN EQUAL AREA TRANSFER FROM EACH OF THE LOTS. THE NEWLINE WAS SET TO BE THE LINE OF THE INTERSECTION OF THE NEWLINE WITH THE LINE OF MONUMENT 102. THE RECORDS NUMBERS OF THE NEW DEEDS ARE SHOWN ON THE FACE OF THIS PLAT.

Curve Table

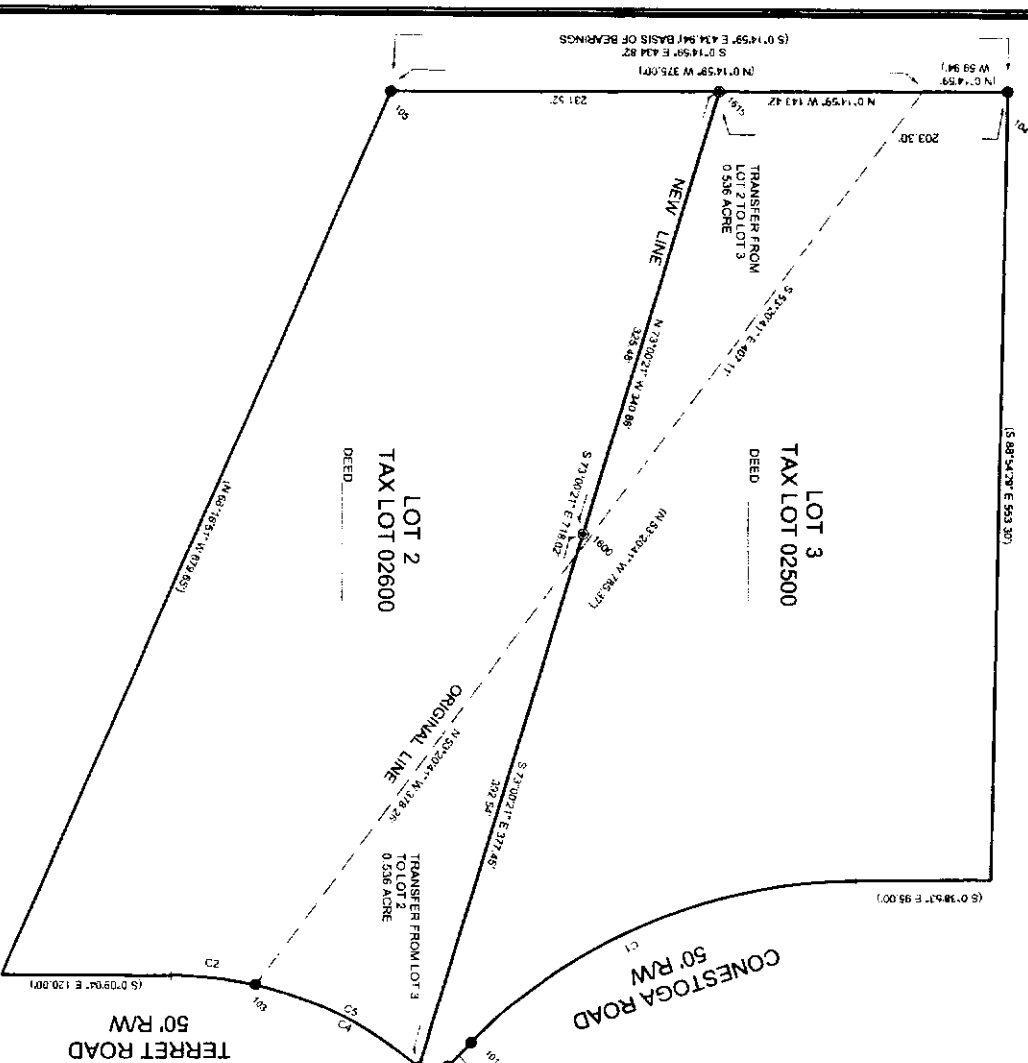
CURVE	DELTA	RADIUS	ARC	BEARING	HORIZ DIST
C1	45°00'00"	385.00'	302.38'	S23°08'53"E	294.67'
C2	17°45'17"	289.43'	60.00'	S91°34'14"W	58.88'
C3	85°56'53"	15.00'	22.97'	S2°39'51"E	20.45'
C4	27°42'28"	289.43'	130.25'	S26°28'00"W	129.03'
C5	27°42'40"	289.43'	130.31'	N65°28'12"E	129.04'
C6	86°02'00"	15.00'	22.57'	N2°31'34"W	20.47'

LEGEND

- FOUND A MONUMENT AS DESCRIBED IN THE MONUMENT TABLE
- SET AN ORANGE PLASTIC CAP (OPC) MARKED WITH 152253 ATOP A 65 REBAR AS DESCRIBED IN THE MONUMENT TABLE
- XX DATA AS MEASURED
- (XX) DATA PER THE PLAT NO. 1057 OF WAGON TRAIL ACREAGES NUMBER TWO BY BISSARD
- YPC YELLOW PLASTIC CAP

MONUMENT TABLE

- 100) BARE 65 REBAR 0.1' UP, 2' NWLY BEHIND TELEPHONE INSER
- 101) BARE 65 REBAR 0.1' UP AT WEST SIDE OF "I" POST
- 102) BARE 65 REBAR 0.1' UP, 0.1' ECTLY OF "I" POST
- 103) BARE 65 REBAR 0.1' UP, 0.1' ECTLY OF "I" POST
- 104) FACED YPC ATOP A 65 REBAR AGAINST THE SW SIDE OF A "T" POST 27' EAST OF A N.S. RUNNING BANDED WIRE FENCE
- 105) FACED 65 REBAR 0.1' UP, 0.1' ECTLY OF "I" POST
- 106) FACED 65 REBAR 0.1' UP, 0.1' ECTLY OF "I" POST
- 107) SET AN OPC ATOP A 65 REBAR FLUSH WITH GROUND
- 108) SET AN OPC ATOP A 65 REBAR FLUSH WITH GROUND
- 109) SET AN OPC ATOP A 65 REBAR FLUSH WITH GROUND
- 110) SET AN OPC ATOP A 65 REBAR FLUSH WITH GROUND



REGISTERED
PROFESSIONAL
LAND SURVEYOR
SCOTT C. FRESHWATERS
2000-2023
RENEWALS 12/31/2021

FRESHWATERS SURVEYING, INC.
SCOTT C. FRESHWATERS, PLS
P.O. BOX 4524
SUNRIVER, OR 97707
541.593.1792 OFFICE
JANUARY 13, 2020
CLIENTS: SMITH, CHINN
#10532