

2020-005840

Klamath County, Oregon

Send Tax Statements to Grantee at:  
After Recording return to:  
Gerald & Deborah Chinn  
1711 Terret Rd.  
La Pine, OR, 97739



00258964202000058400030032

05/11/2020 09:21:31 AM

Fee: \$92.00

### LOT LINE ADJUSTMENT DEED

Gerald H. Chinn Jr and Deborah L. Chinn, as tenants by the entirety, Grantors, convey to Gerald H. Chinn Jr and Deborah L. Chinn, as tenants by the entirety, 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.

Gerald H. Chinn Jr, Grantor

Deborah L. Chinn, Grantor

STATE OF OREGON            )  
  ) ss.  
County of Deschutes        )

Personally appeared before me the above named, Gerald H. Chinn Jr and Deborah L. Chinn and acknowledged the foregoing instrument to be their voluntary act and deed, before me this 4<sup>th</sup> day of May, 20 20.

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."

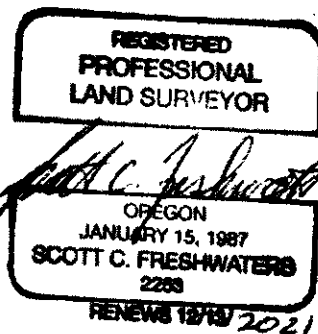
January 13, 2020

**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 2**

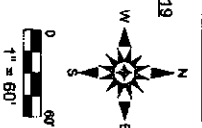
Portions of Lots 2 and 3 in Block 5 of Plat No. 1057, Wagon Trail Acreages Number Two in the NW 1/4 of Section 12, Twp. 23 S., Range 9 E.W.M, Klamath County, Oregon being more particularly described as follows:

Said Lot 2 Excepting therefrom the following described portion: 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 ,  
AND Together with the following described portion of said Lot 3; 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.



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  
THE FOUND MONUMENTS FOR THE NW CORNER OF LOT 3 AND THE SW CORNER OF LOT 2 WERE  
FIELD AS CONTROLLING THE WEST LINE OF BOTH LOTS AND THE MONUMENT AT THE NORTH END  
OF LOT 3 WAS FOUND TO BE IN THE LINE OF LOT 2. THE MONUMENT AT THE NORTH END  
OF LOT 2 WAS FOUND TO BE IN THE LINE OF LOT 3. THE NEW LINE WAS DETERMINED BY HOLDING MONUMENT 109 AND INTERSECTING THE WEST  
LINE OF LOTS 2&3 AT A POINT THAT WOULD CREATE AN EQUAL AREA TRANSFER FROM EACH  
LOT. ALSO, A POINT ON THE NEW LINE WAS SET 15 FEET N.W. OF THE INTERSECTION  
OF THE NEW LINE WITH ORIGINAL PROPERTY LINE. THE RECORDING NUMBERS OF THE NEW  
DEEDS ARE SHOWN ON THE FACE OF THIS PLAT.

Curve Table

CHANCE	DELTA	RADIUS	ARC	BEARING	CHORD DIST
C1	45.0000°	386.00'	20.38'	S 72.00° E	384.87'
C2	12.4537°	288.43'	60.00'	S 91.54° W	60.46'
C3	85.5637°	15.00'	22.50'	S 72.00° E	20.45'
C4	27.4240°	288.43'	130.28'	S 28.00° W	128.03'
C5	27.4240°	288.43'	130.31'	N 62.28° E	128.04'
C6	85.0038°	15.00'	22.50'	N 73.00° W	20.47'

LEGEND

- FOUND A MONUMENT AS DESCRIBED IN THE MONUMENT TABLE
- SET AN ORANGE PLASTIC CAP (OPC) MARKED WITH LETTERS  
ATOP A 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 BUSSARD
- YPC YELLOW PLASTIC CAP

MONUMENT TABLE

100. BARE REBAR 0.1" UP 7" N.W. Y BEHIND TELEPHONE METER
101. BARE REBAR 0.1" UP AT WEST SIDE OF "T" POST
102. BARE REBAR 0.1" UP 0.1" BELY OF "T" POST
103. FACED CHAZED, AND SET IT YPC ON REBAR 0.1" UP 0.1"
104. MONUMENT AT "T" POST, AS REBAR AGAINST THE SW CORNER OF  
LOT 3, AND SET IT YPC ON REBAR 0.1" UP 0.1"
105. MONUMENT AT "T" POST, AS REBAR AGAINST THE SW CORNER OF  
LOT 2, AND SET IT YPC ON REBAR 0.1" UP 0.1"
106. FACED 4" CHAZED ON YPC ATOP A REBAR FLUSH WITH  
GROUND 0.2" N.W. Y OF "T" POST
107. FACED 4" CHAZED ON YPC ATOP A REBAR FLUSH WITH  
GROUND 0.2" N.W. Y OF "T" POST
108. SET AN OPC ATOP A REBAR REBAR FLUSH WITH GROUND
109. SET AN OPC ATOP A REBAR REBAR 0.1" UP

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

SCOTT C. FRESHWATERS  
LAND SURVEYING, INC.  
JANUARY 13, 2020

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

