

2020-005841

Klamath County, Oregon

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



00258965202000058410030039

05/11/2020 09:21:39 AM

Fee: \$92.00

BARGAIN AND SALE DEED

Gerald H. Chinn Jr and Deborah L. Chinn, as tenants by the entirety, Grantors, convey to Gary Bruce Smith, trustee, or the successor trustee of the Gary Bruce Smith UTA dated April 26, 2016, Grantee, the following described real property:

The real property described on Exhibit "A".

The true consideration for this conveyance is to transfer property according to Planning File No. 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 4th 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."

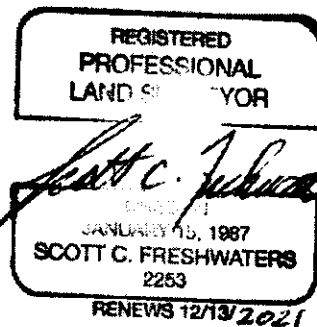
January 13, 2020

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
Transfer Parcel
Lot 2 to Lot 3

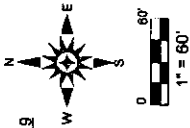
A portion of Lot 2 Block 5 of Plat No. 1057, Wagon Trail Acreages Number Two in the NW 1/4 of Section 12, Twp. 23 S., Range 9 E.W.M, Klamath County, Oregon being more particularly described as follows:

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 340.88 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
THE FOUND MONUMENTS FOR THE NW CORNER OF LOT 3 AND THE SW CORNER OF LOT 2 WERE
HELD AS CONTROLLING THE WEST LINE OF BOTH LOTS AND THE MONUMENT AT THE NORTH END
OF LOT 3 WAS HELD AS CONTROLLING THE NORTH LINE OF LOT 3. THE MONUMENTS WERE
THE NEW LINE WAS ESTABLISHED BY THE INTERSECTION OF THE NEW LINE WITH THE OLD
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 NWLY 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

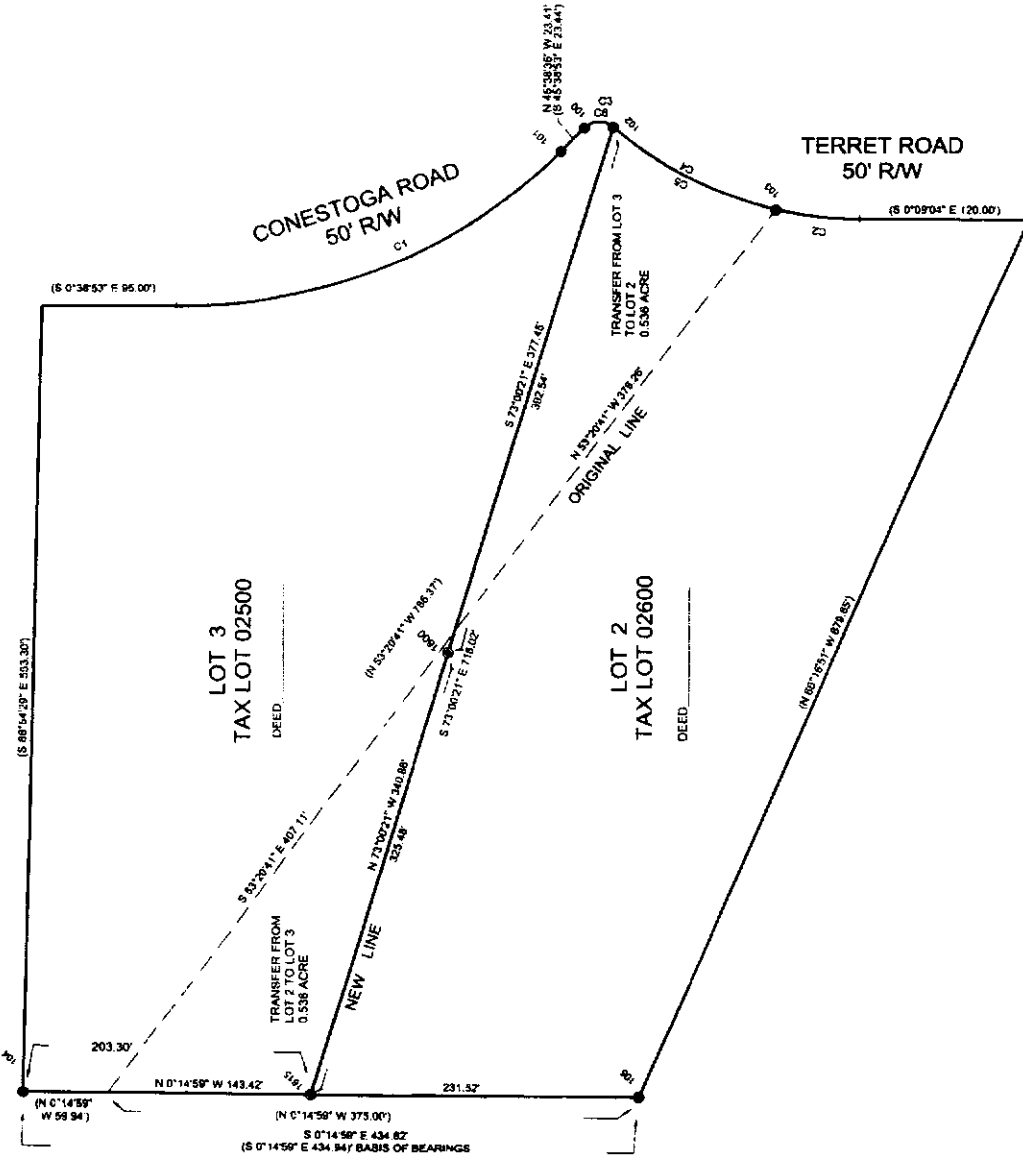
CURVE	DELTA	RADIUS	ARC	BEARING	HORIZ DIST
C1	45°00'02"	305.00	302.38	S27°06'51"E	284.87
C2	12°48'37"	768.43	60.00	S8°13'54"W	59.88
C3	85°56'53"	15.00	22.50	S2°39'53"E	20.46
C4	27°42'28"	268.43	130.29	S26°28'00"W	129.03
C5	27°42'40"	268.43	130.31	N26°28'17"E	129.04
C6	86°02'38"	15.00	22.53	N2°31'34"W	20.47

LEGEND

- FOUND A MONUMENT AS DESCRIBED IN THE MONUMENT TABLE
- ⊙ SET AN ORANGE PLASTIC CAP (OPC) MARKED WITH LS2553
- ⊙ ATOP A #5 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 BLISSARD
- YPC YELLOW PLASTIC CAP

MONUMENT TABLE

- 100) BASE #5 REBAR 0.1" UP, 7" NWLY BEHIND TELEPHONE RISER
- 101) BASE #5 REBAR 0.1" UP AT WEST SIDE OF "T" POST
- 102) BASE #5 REBAR 0.1" UP, 0.1" SELY OF "T" POST
- 103) FENCED GRAZED, AND SPLIT YPC ON #5 REBAR 0.1" UP, 0.1"
- NORTHERLY OF "T" POST
- 104) BASE #5 REBAR 0.1" UP, 7" NWLY BEHIND TELEPHONE RISER
- 105) FACED & GRAINED ON YPC ATOP A #5 REBAR FLUSH WITH
- GROUND, 0.2" NWLY OF "T" POST
- 106) SET AN OPC ATOP A #5300 REBAR FLUSH WITH GROUND
- 107) SET AN OPC ATOP A #5300 REBAR 0.1" UP



REGISTERED
PROFESSIONAL
LAND SURVEYOR

SCOTT C. FRESHWATERS
JANUARY 1, 1967
1053

RENEW 12/31/2021

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