

Rhine-Cross Group LLC  
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2020-010546

Klamath County, Oregon



00264324202000105460060061

08/24/2020 11:54:13 AM

Fee: \$107.00

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

Dan & Morgan Lindsay  
19090 North Poe Valley Rd.  
Klamath Falls, OR 97603

**UNTIL A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING  
ADDRESS:**

Dan & Morgan Lindsay  
19090 North Poe Valley Rd.  
Klamath Falls, OR 97603

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**LOT LINE ADJUSTMENT DEED**

James L. Chapman and Sandra L. Chapman, Grantor, conveys to Daniel R. Lindsay and Morgan L. Lindsay, Husband and Wife, Grantee, the real property situated in NW 1/4 N/W 1/4 of Section 20, Township 39 South, Range 11-1/2 East of the Willamette Meridian, Klamath County, described in Exhibit "B" attached hereto.

This instrument is executed to accomplish a lot line adjustment between Grantor's parcel described in Exhibit "A" attached hereto ("Grantor's Parcel"), as vested in Grantor pursuant that certain Statutory Quitclaim Deed recorded in Klamath County Clerk's Office, on 3/20/2003, as Instrument No. M03 PG 16820, and Grantee's parcel described in Exhibit "A" attached hereto ("Grantee's Parcel"), as vested in Grantee pursuant to that certain Statutory Warranty Deed recorded in Klamath County Clerk's Office, on 12/24/2014, as Deed Volume No. 2014-013240. The purpose of this adjustment is to enlarge Grantee's Parcel and reduce Grantor's Parcel by the sale of the property described in Exhibit "B" attached hereto. No new parcel shall be created by the execution of this instrument. The post adjustment size and configuration of Grantee's Parcel and Grantor's Parcel shall be as described in Exhibit "C" attached hereto.

Grantor's Parcel APN: 3911-V2000-00600

Grantee's Parcel APN: 3911-V2000-00800

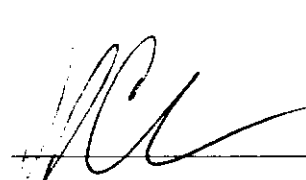
The true consideration for this conveyance is: \$27,500

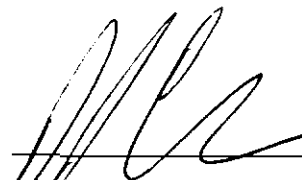
**ORS 93.040(1):** BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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 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

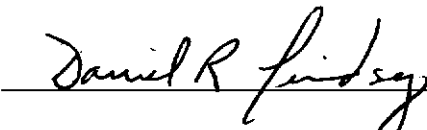
Dated 8-13-2020.

GRANTOR:

  
\_\_\_\_\_, *manager*  
James L. Chapman

  
\_\_\_\_\_, *manager*  
Sandra L. Chapman

GRANTEE:

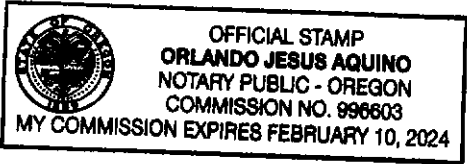
  
\_\_\_\_\_  
Daniel R. Lindsay

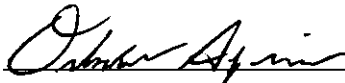
STATE OF OREGON            )  
  )  
County of Klamath         )

BEFORE ME, the undersigned authority, on this day personally appeared James L. Chapman, Sandra L. Chapman, and Daniel R. Lindsay known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 13 day of AUGUST, 2020.

(SEAL)



  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF OREGON  
Print name: ORLANDO AQUINO  
My commission expires: 2/10/24

Morgan L. Lindsay  
Morgan L. Lindsay

STATE OF Maryland

County of Anne Arundel

BEFORE ME, the undersigned authority, on this day personally appeared Morgan L. Lindsay known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 19<sup>th</sup> day of August, 2020

(SEAL)

Maria Anna Beshar  
NOTARY PUBLIC, STATE OF

Print name: Martina Beshar

My commission expires: May 10<sup>th</sup>, 2023

Unofficial Copy

## EXHIBIT A

### Prior Legal Descriptions (PRIOR to Lot Line Adjustments)

#### Grantor's Parcel

APN: 3911-V2000-00600

#### **PARCEL 1:**

The NW1/4 of the NW1/4 of Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM all that portion lying within North Poe Valley Highway, County Road 978. EXCEPT those portions conveyed to United States of America by deed recorded July 23, 1912 in Volume 37, page 479, Deed Records of Klamath County, Oregon

#### Grantee's Parcel

APN: 3911-V2000-00800

A tract of land situated in the N1/2 of Section 20, Township 39 South, Range 11-1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Southwest corner of the SE1/4 NW1/4 of said Section 20, said corner being South 89° 16' 53" West a distance of 3949.91 feet from the East 1/4 corner of said Section 20; thence North 00° 48' 38" West 649.47 feet along the West line of the SE1/4 NW1/4 of said Section 20; thence North 40° 24' 01" East, 664.38 feet to the Southwesterly right of way line of North Poe Valley Road; thence Northwesterly along the South line of said road to its intersection with a line 200 feet distant from and parallel with the last mentioned course, said point being the TRUE POINT OF BEGINNING of this description; thence South 40° 24' 01" West, 236.7 feet, more or less, along said parallel line to the Northerly right of way line of the K.I.D. "E" Canal; thence Northwesterly along said right of way line to its intersection with the South line of the NW1/4 NW1/4 of said Section 20; thence Easterly along said South line to the Southeast corner of said NW1/4 NW1/4; thence North 00° 48' 38" West along the East line of said NW1/4 NW1/4 to the Southwesterly right of way of North Poe Valley Road; thence Southeasterly along said right of way to the true point of beginning.

## EXHIBIT B

### Legal Description of Property Conveyed as part of the Lot Line Adjustment

Commencing at the Section corner common to Sections 17, 18, 19 and 20, Township 39 South, Range 11-1/2 East of the Willamette Meridian Klamath County, Oregon; thence along the north line of the NW1/4 NW1/4 of said Section 20, to the W 1/16 corner of said Section 20, North 89° 42' 43" East, 1338.59 feet; thence along the east line of said NW1/4 NW1/4 of Section 20, South 00° 11' 31" East, 801.05 feet to a point on the northerly right of way line of North Poe Valley Road, said point bears North 53° 32' 43" West, 15.95 feet from a curve point as monumented by county survey number 1447; thence South 00° 11' 31" East, 75.85', to the southerly right of way line of said North Poe Valley Road and to the True Point of Beginning; thence along said southerly right of way line, along a 458.37 foot radius curve to the left, through a central angle of 3° 42' 24" an arc distance of 29.65 feet ( the chord of which bears North 51° 40' 25" West , 29.65 feet); thence continuing along said southerly right of way line, North 53° 33' 37" West, 421.74 feet; thence leaving said southerly right of way, South 31° 09' 32" West, 650.78 feet, to the northwesterly right of way line of K.I.D. E Canal described in Deed recorded July 23, 1912, Volume 37 Page 479; thence Southeasterly along said right of way line to its intersection with the South line of the NW1/4 NW1/4 of said Section 20; thence Easterly along said South line to the Southeast corner of said NW1/4 NW1/4; thence North 00° 11' 31" East along the East line of said NW1/4 NW1/4 to the Southwesterly right of way line of North Poe Valley Road to the true point of beginning.

Basis of bearing is Oregon Coordinate Reference System (OCRS) Bend-Klamath Falls zone.

Total acreage is 7.84, more or less.

## EXHIBIT C

### New Legal Descriptions

(POST Lot Line Adjustment)

#### Grantor's Parcel

APN: 3911-V2000-00600

#### PARCEL 1:

The NW1/4 of the NW1/4 of Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM all that portion lying within North Poe Valley Highway, County Road 978. EXCEPT those portions conveyed to United States of America by deed recorded July 23, 1912 in Volume 37, page 479, Deed Records of Klamath County, Oregon. EXCEPTING THEREFROM the following:

Commencing at the Section corner common to Sections 17, 18, 19 and 20, Township 39 South, Range 11-1/2 East of the Willamette Meridian Klamath County, Oregon; thence along the north line of the NW1/4 NW1/4 of said Section 20, to the W 1/16 corner of said Section 20, North 89°42'43" East, 1338.59 feet; thence along the east line of said NW1/4 NW1/4 of Section 20, South 00°11'31" East, 801.05 feet to a point on the northerly right of way line of North Poe Valley Road, said point bears North 53°32'43" West, 15.95 feet from a curve point as monumented by county survey number 1447; thence South 00°11'31" East, 75.85', to the southerly right of way line of said North Poe Valley Road and to the True Point of Beginning; thence along said southerly right of way line, along a 458.37 foot radius curve to the left, through a central angle of 3°42'24" an arc distance of 29.65 feet ( the chord of which bears North 51°40'25" West , 29.65 feet); thence continuing along said southerly right of way line, North 53°33'37" West, 421.74 feet; thence leaving said southerly right of way, South 31°09'32" West, 650.78 feet, to the northwesterly right of way line of K.I.D. E Canal described in Deed recorded July 23, 1912, Volume 37 Page 479; thence Southeasterly along said right of way line to its intersection with the South line of the NW1/4 NW1/4 of said Section 20; thence Easterly along said South line to the Southeast corner of said NW1/4 NW1/4; thence North 00°11' 31" East along the East line of said NW1/4 NW1/4 to the Southwesterly right of way line of North Poe Valley Road to the true point of beginning.

Basis of bearing is Oregon Coordinate Reference System (OCRS) Bend-Klamath Falls zone.

Total acreage is 7.84, more or less.

#### Grantee's Parcel

APN: 3911-V2000-00800

A tract of land situated in the N1/2 of Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Southwest corner of the SE1/4 NW1/4 of said Section 20, said corner being South 89° 16'53" West a distance of 3949.91 feet from the East 1/4 corner of said Section 20; thence North 00° 48' 38" West 649.47 feet along the West line of the SE1/4 NW1/4 of said Section 20; thence North 40° 24' 01" East, 664.38 feet to the Southwesterly right of way line of North Poe Valley Road; thence Northwesterly along the South line of said road to its intersection with a line 200 feet distant from and parallel with the last mentioned course, said point being the TRUE POINT OF BEGINNING of this description; thence South 40° 24' 01" West, 236.7 feet, more or less, along said parallel line to the Northerly right of way line of the K.I.D. "E" Canal; thence Northwesterly along said right of way line to its intersection with the South line of the NW1/4 NW1/4 of said Section 20; thence Easterly along said South line to the Southeast corner of said NW1/4 NW1/4; thence North 00°48' 38" West along the East line of said NW1/4 NW1/4 to the Southwesterly right of way of North Poe Valley Road; thence Southeasterly along said right of way to the true point of beginning. IN ADDITION TO the following:

Commencing at the Section corner common to Sections 17, 18, 19 and 20, Township 39 South, Range 11-1/2 East of the Willamette Meridian Klamath County, Oregon; thence along the north line of the NW1/4 NW1/4 of said Section 20, to the W 1/16 corner of said Section 20, North 89°42'43" East, 1338.59 feet; thence along the east line of said NW1/4 NW1/4 of Section 20, South 00°11'31" East, 801.05 feet to a point on the northerly right of way line of North Poe Valley Road, said point bears North 53°32'43" West, 15.95 feet from a curve point as monumented by county survey number 1447; thence South 00°11'31" East, 75.85', to the southerly right of way line of said North Poe Valley Road and to the True Point of Beginning; thence along said southerly right of way line, along a 458.37 foot radius curve to the left, through a central angle of 3°42'24" an arc distance of 29.65 feet ( the chord of which bears North 51°40'25" West , 29.65 feet); thence continuing along said southerly right of way line, North 53°33'37" West, 421.74 feet; thence leaving said southerly right of way, South 31°09'32" West, 650.78 feet, to the northwesterly right of way line of K.I.D. E Canal described in Deed recorded July 23, 1912, Volume 37 Page 479; thence Southeasterly along said right of way line to its intersection with the South line of the NW1/4 NW1/4 of said Section 20; thence Easterly along said South line to the Southeast corner of said NW1/4 NW1/4; thence North 00°11' 31" East along the East line of said NW1/4 NW1/4 to the Southwesterly right of way line of North Poe Valley Road to the true point of beginning.

Basis of bearing is Oregon Coordinate Reference System (OCRS) Bend-Klamath Falls zone.

Total acreage is 7.84, more or less.