

2020-012728

Klamath County, Oregon



00266752202000127280040046

10/05/2020 02:54:29 PM

Fee: \$97.00

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

Tom and Nellie A. De'Jong
18231 North Poe Valley Rd.
Klamath Falls, OR 97603

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

Tom and Nellie A. De'Jong
18231 North Poe Valley Rd.
Klamath Falls, OR 97603

LOT LINE ADJUSTMENT DEED

James L. Chapman and Sandra L. Chapman, Trustee or their successors in trust, under the Chapman Living Trust dated 12/4/2000, Grantor, conveys to Tom DeJong and Nellie A. DeJong, Trustees of the DeJong Living Trust dated June, 1999, Grantee, the real property situated in SE 1/4 SE 1/4 of Section 18, 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 Bargain and Sale Deed recorded in Klamath County Clerk's Office, on 5/24/2017, as Instrument No. 2017-005676, 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 02/23/2007, as Deed Volume No. 2007-003110. 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-V1800-00500

Grantee's Parcel APN: 3911-V1800-00400

The true consideration for this conveyance is: \$650.00

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,

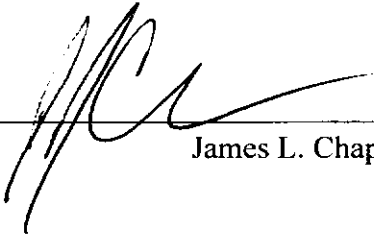
Returned at Counter

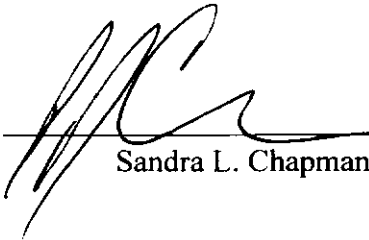
Rhine Cross Group LLC

SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010

Dated 10-5-2020.

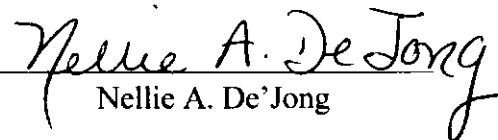
GRANTOR:


James L. Chapman


Sandra L. Chapman

GRANTEE:


Tom De'Jong


Nellie A. De'Jong

STATE OF OREGON)

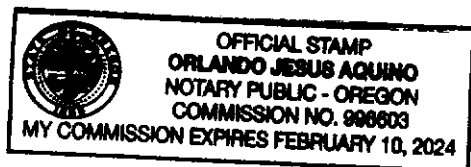
)

County of Klamath)

BEFORE ME, the undersigned authority, on this day personally appeared James L. Chapman, Sandra L. Chapman, Tom De'Jong and Nellie A. De'Jong 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 5 day of OCTOBER, 2020.

(SEAL)



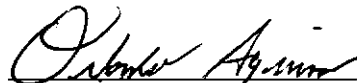

NOTARY PUBLIC, STATE OF OREGON
Print name: ORLANDO AQUINO
My commission expires: 02/10/2024

EXHIBIT A

Prior Legal Descriptions (PRIOR to Lot Line Adjustments)

Grantor's Parcel

APN: 3911-V1800-00500

APN: 3911-V1800-00500

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.

PARCEL 2:

The SE1/4 SE1/4 of Section 18, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

A tract of land situated in the SE1/4 of Section 18, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

All that portion of the NE1/4 SE1/4 of Section 18 lying Southwesterly of North Poe Valley Road.

Grantee's Parcel

APN: 3911-V1800-00400

The S1/2 of the NE1/4 of the SE1/4 of Section 18, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion thereof conveyed to James L. Chapman and Sandra L. Chapman, Trustees under the Chapman Living Trust dated December 4, 2000 by deed recorded January 24, 2007 in Volume 2007, page 001261, Microfilm Records of Klamath County, Oregon, described as follows:

All that portion of the NE1/4 of the SE1/4 of Section 18, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon lying Southwesterly of North Poe Valley Road.

EXHIBIT B

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

The SE 1/4 of the SE 1/4 of Section 18, Township 39 South, Range 11-1/2 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly of North Poe Valley Road.

Total acreage is 13.34 more or less.

EXHIBIT C

New Legal Descriptions

(POST Lot Line Adjustment)

Grantor's Parcel

APN: 3911-V1800-00500

APN: 3911-V1800-00500

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.

PARCEL 2:

The SE1/4 SE1/4 of Section 18, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the following:

The SE 1/4 of the SE 1/4 of Section 18, Township 39 South, Range 11-1/2 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly of North Poe Valley Road.

PARCEL 3:

A tract of land situated in the SE1/4 of Section 18, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

All that portion of the NE1/4 SE1/4 of Section 18 lying Southwesterly of North Poe Valley Road.

Grantee's Parcel

APN: 3911-V1800-00400

The S1/2 of the NE1/4 of the SE1/4 of Section 18, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion thereof conveyed to James L. Chapman and Sandra L. Chapman, Trustees under the Chapman Living Trust dated December 4, 2000 by deed recorded January 24, 2007 in Volume 2007, page 001261, Microfilm Records of Klamath County, Oregon, described as follows:

All that portion of the NE1/4 of the SE1/4 of Section 18, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon lying Southwesterly of North Poe Valley Road.

IN ADDITION TO the following:

The SE 1/4 of the SE 1/4 of Section 18, Township 39 South, Range 11-1/2 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly of North Poe Valley Road.