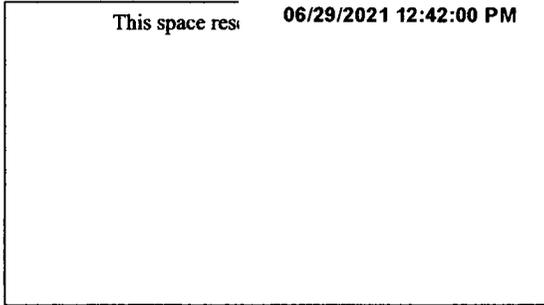




06/29/2021 12:42:00 PM

Fee: \$87.00

This space reserved



After recording return to:
Douglas J. Pratt and Nancy D. Pratt
Co-Trustees of the Pratt Family Trust
3834 Beverly Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Douglas J. Pratt and Nancy D. Pratt
Co-Trustees of the Pratt Family Trust
3834 Beverly Drive
Klamath Falls, OR 97603

True-line
Returned at Counter

PROPERTY LINE ADJUSTMENT DEED

The true consideration for this conveyance is to complete "Property Line Adjustment 24-20". The purpose of this deed is to provide an accurate legal description of the subject property following the said Property Line Adjustment.

We, Douglas J. Pratt and Nancy D. Pratt, Co-Trustees of the Pratt Family Trust under agreement dated September 12, 2016, Grantor, convey to, Douglas J. Pratt and Nancy D. Pratt, Co-Trustees of the Pratt Family Trust under agreement dated September 12, 2016, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

LEGAL DESCRIPTION

A parcel of land situated in Lots 14 and 19 of Enterprise Tracts located in Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron axle marking the Northeast corner of said Lot 14; thence from said point of beginning South 88°34'11" West along the North boundary of said Lot 14, 656.69 feet to a 5/8" iron pin marking the Northwest corner of said Lot 14, thence South 88°44'05" West along the North line of said Lot 19, 135.31 feet, thence leaving said North line of said Lot 19 South 00°09'08" East, 330.39 feet to a point; thence North 88°34'11" East 792.01 feet to a point on the East line of said Lot 14, thence North 00°09'08" West along the East line of said Lot 14, 330.00 feet to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING:

A tract of land situated in Tracts 13 and 14, Enterprise Tracts, Klamath County, Oregon, and being a portion of those tracts of land described in Deed Volumes M78, page 22591 and Volume M78, page 5397, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of that tract of land described in Deed Volume M78, page 22591, Microfilm Records of Klamath County, Oregon, which is on the East line of said Tract 14, South 01°02'42" West, 330.00 feet from the Northeast corner of said Tract 14; thence along the South line of said m78, page 22591, South 89°46'01" West, 85.82 feet to a point 55.00 feet left of Engineer's Station 53+92.07 Foothill Boulevard; thence North 70°48'36" East, 112.32 feet to a point on the Easterly line of that tract of land described in said Deed Volume M78, page 5397 and being 50.00 feet left of Engineer's Station 55+04.28 Foothill Boulevard; thence along said Easterly line of M78, page 5397 South 34°43'47" West, 35.32 feet; thence South 01°02'42" West 7.54 feet to the point of beginning, with bearings based on Foothill Boulevard.

ALSO EXCEPTING THEREFROM THE FOLLOWING:

A tract of land situated in Lots 14 and 19 of Enterprise Tracts located in Section 34, T38S, R9EWM, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of Parcel 1 of Land Partition 74-07; thence along the boundary of said Parcel 1 of Land Partition 74-07, S00°59'06"W 330.06 and N89°40'45"E 173.32 feet; thence leaving said boundary N00°59'06"E 330.00 feet to a point on the North line of said Tract 14; thence S89°41'55"W along the North line of said Tracts 14 and 19, 173.32 feet to the point of beginning; containing 1.31 acres, more or less and with bearings based on the plat of said Land Partition 74-07.

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, 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.

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030) THIS CONVEYANCE IS MADE PURSUANT TO "PROPERTY LINE ADJUSTMENT 24-20".

Dated this 28th day of June, 2021.

Douglas J. Pratt
Douglas J. Pratt

Nancy D. Pratt
Nancy D. Pratt

State of Oregon }
County of Clatsop } ss

This instrument was acknowledged before me on June 28th, 2021 by Douglas J. Pratt and Nancy D. Pratt, as Co-Trustees of the Pratt Family Trust under agreement dated September 12, 2016.

Tammy Lynn Stokes
Notary Public for the State of Oregon
My commission expires: Aug 19, 2023

