

Rhine-Cross Group LLC.
Returned at Counter

2021-010149

Klamath County, Oregon



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06/29/2021 03:19:22 PM

Fee: \$107.00

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

Attn: Mark Campbell
Name Caledonia Properties LLC
Address 2509 Swan Lake Rd
Address Klamath Falls, Or 97603

**UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING
ADDRESS: PO Box 744, Clements Ca 95227**

PROPERTY LINE ADJUSTMENT DEED

Caledonia Properties, LLC an Oregon Limited Liability Company, Grantor, conveys to Peter Alan Nevin and Malinda B. Nevin, Husband and Wife, Grantee, the real property situated in the NW1/4 and the SW1/4 of Section 24, Township 38 South, Range 10 East of the Willamette Meridian, described in Exhibit "B" attached hereto.

This instrument is executed to accomplish a property line adjustment between Grantor's property described in Exhibit "A" attached hereto ("Grantor's Property"), as vested in Grantor pursuant that certain Property Line Adjustment Deed recorded in the Klamath County Clerk's office, on April 5, 2021, as Instrument Number 2021-005096, and Grantee's property described in Exhibit "A" attached hereto ("Grantee's Property"), as vested in Grantee pursuant to that certain Property Line Adjustment Deed recorded in the Klamath County Clerk's office, on April 5, 2021, as Instrument Number 2021-005096. The purpose of this adjustment is to enlarge Grantee's Property and reduce Grantor's Property by the sale of the property described in Exhibit "B: attached hereto. No new property shall be created by the execution of this instrument. The post adjustment size and configuration of Grantee's Property and Grantor's Property shall be as described in Exhibit "C" attached hereto.

Grantor's Property APN: 3810-00000-02700

Grantee's Property APN: 3810-00000-02701

The true consideration for this conveyance is: \$11,250.00

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,

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

Dated 6-25-2021.

GRANTOR:

Mark Campbell
Manager of Caledonia Properties, LLC

[Signature]

STATE OF OREGON)

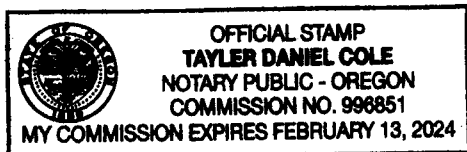
)

County of Klamath)

BEFORE ME, the undersigned authorities, on this day personally appeared Mark Campbell, known to me to be the person whose name is 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 25th day of JUNE 2021.

(SEAL)



NOTARY PUBLIC, STATE OF OREGON

Print name: TAYLER COLE

My commission expires: FEBRUARY 13, 2024

GRANTEE:

Peter Alan Nevin
Peter Alan Nevin

Malinda B. Nevin
Malinda B. Nevin

STATE OF OREGON)

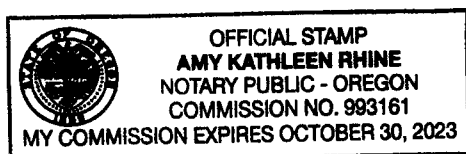
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County of Klamath)

BEFORE ME, the undersigned authority, on this day personally appeared Peter Alan Nevin and Malinda B. Nevin, 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 24th day of June 2021.

(SEAL)



NOTARY PUBLIC, STATE OF OREGON

Print name: Amy K. Rhine

My commission expires: 10/30/23

EXHIBIT A

Prior Legal Descriptions

(PRIOR to Property Line Adjustments)

Grantor's Property

APN: 3810-00000-02700

Parcel 2 of Land Partition 50-07, said Land Partition being a Replat of Parcel 1 of Land Partition 65-94, situated in Sections 11, 12, 13, 14, 23 and 24, Township 38 South, Range 10 East of the Willamette Meridian, and in Sections 18 and 19, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

IN ADDITION THERETO the following described Property:

A Tract of land being situated in the NW1/4 and the SW1/4 of Section 24, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. Said Tract being a portion of Unsurveyed Parcel 2 of Land Partition 6-03 as recorded at the Klamath County Clerk's Office. Being more particularly described as follows:

Commencing at the most northwesterly corner of said Parcel 2, thence along the northerly line of said Parcel 2, North 50°32'06" East, 745.27 feet; thence continuing along said northerly line, North 49°57'56" East, 213.85 feet to the TRUE POINT OF BEGINNING; thence continuing along said northerly line, North 49°57'56" East, 731.85 feet to an angle point in said northerly line; thence along said northerly line, South 35°15'13" East, 278.40 feet to an angle point in said northerly line; thence leaving said northerly line of said Parcel 2, along the arc of a 1410.00 foot radius curve to the right through a central angle of 31°18'45" (the long chord of which bears South 71°20'44" West, 761.02 feet) and arc distance of 770.58 feet to the point of beginning.

Grantee's Property

APN: 3810-00000-02701

Parcel 2 of Land Partition 6-03, as recorded at the Klamath County Clerk's Office. Situated in Section 24, Township 38 South, Range 10 East of the Willamette Meridian and in the South 1/2 of Section 30, the North 1/2 of Section 31, Township 38 South Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the following described Property:

A Tract of land being situated in the NW1/4 and the SW1/4 of Section 24, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. Said Tract being a portion of Unsurveyed Parcel 2 of Land Partition 6-03 as recorded at the Klamath County Clerk's Office. Being more particularly described as follows:

Commencing at the most northwesterly corner of said Parcel 2, thence along the northerly line of said Parcel 2, North 50°32'06" East, 745.27 feet; thence continuing along said northerly line, North 49°57'56" East, 213.85 feet to the TRUE POINT

OF BEGINNING; thence continuing along said northerly line, North 49°57'56" East, 731.85 feet to an angle point in said northerly line; thence along said northerly line, South 35°15'13" East, 278.40 feet to an angle point in said northerly line; thence leaving said northerly line of said Parcel 2, along the arc of a 1410.00 foot radius curve to the right through a central angle of 31°18'45" (the long chord of which bears South 71°20'44" West, 761.02 feet) and arc distance of 770.58 feet to the point of beginning.

EXHIBIT B

A Tract of land being situated in the NW1/4 and the SW1/4 of Section 24, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. Said Tract being a portion of Unsurveyed Parcel 2 of Land Partition 50-07 as recorded at the Klamath County Clerk's Office. Being more particularly described as follows:

Beginning at the most southeasterly corner of said Parcel 2, thence along the southerly line of said Parcel 2, South 60°16'08" West, 1263.30 feet; thence leaving said southerly line, North 54°44'47" East, 1343.37 feet to the easterly line of said parcel 2; thence along said easterly line, South 00°00'00" East, 148.88 feet to the point of beginning.

Basis of bearings per Land Partition 50-07.

Containing 1.88 acres, more or less.

EXHIBIT C

New Legal Descriptions

(POST Property Line Adjustment)

Grantor's Property

APN: 3810-00000-02700

Parcel 2 of Land Partition 50-07, said Land Partition being a Replat of Parcel 1 of Land Partition 65-94, situated in Sections 11, 12, 13, 14, 23 and 24, Township 38 South, Range 10 East of the Willamette Meridian, and in Sections 18 and 19, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

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EXCEPTING THERFROM the following described Property:

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Basis of bearings per Land Partition 50-07.

Grantee's Property

APN: 3810-00000-02701

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Basis of bearings per Land Partition 50-07.