

Timeline
Returned at Counter

After recording return to:
Judy A. Luck
1607 Homedale Road
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Judy A. Luck
1607 Homedale Road
Klamath Falls, OR 97603

2021-013862

Klamath County, Oregon



00287237202100138620010011

09/13/2021 01:54:21 PM

Fee: \$82.00

PROPERTY LINE ADJUSTMENT DEED

The true consideration for this conveyance is to complete "Property Line Adjustment 9-21". The purpose of this deed is to provide an accurate legal description of the subject property as adjusted by the Property Line Adjustment.

I, Judy A. Luck, Grantor, conveys to, Judy A. Luck, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

PARCEL 2 OF "LAND PARTITION 55-94", SITUATED IN THE SE1/4 SE1/4 OF SECTION 35, T38S, R9EWM, KLAMATH COUNTY, OREGON.

TOGETHER WITH:

A TRACT OF LAND BEING A PORTION OF PARCEL 1 OF "LAND PARTITION 55-94", SITUATED IN THE SE1/4 SE1/4 OF SECTION 35, T38S, R9EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE N89°28'52"W, ALONG THE SOUTH LINE OF SAID PARCEL 1, 26.79 FEET AND N75°43'36"W 37.42 FEET TO A POINT ON THE ADJUSTED LINE OF "PROPERTY LINE ADJUSTMENT 9-21"; THENCE N89°47'54"E, ALONG THE SAID ADJUSTED LINE, 63.06 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 1; THENCE S00°01'53"W 9.70 FEET TO THE POINT OF BEGINNING, CONTAINING 425 SQUARE FEET, MORE OR LESS, WITH BEARINGS BASED ON THE PLAT OF SAID "LAND PARTITION 55-94" ON FILE AT THE OFFICE OF THE KLAMATH COUNTY CLERK.

EXCEPTING THEREFROM:

A TRACT OF LAND BEING A PORTION OF PARCEL 2 OF "LAND PARTITION 55-94", SITUATED IN THE SE1/4 SE1/4 OF SECTION 35, T38S, R9EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE S75°43'36"E, ALONG THE NORTH LINE OF SAID PARCEL 2, 43.81 FEET TO A POINT ON THE ADJUSTED LINE OF "PROPERTY LINE ADJUSTMENT 9-21"; THENCE S89°47'54"W, ALONG THE SAID ADJUSTED LINE, 42.47 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 2; THENCE N00°02'43"E 10.95 FEET TO THE POINT OF BEGINNING, CONTAINING 233 SQUARE FEET, MORE OR LESS, WITH BEARINGS BASED ON THE PLAT OF SAID "LAND PARTITION 55-94" ON FILE AT THE OFFICE OF THE KLAMATH COUNTY CLERK.

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 9-21".

Dated this 7th day of September, 2021.

Judy A. Luck

State of Oregon }
County of Klamath } ss

This instrument was acknowledged before me on this 7th day of September, 2021 by Judy A. Luck

Notary Public for the State of Oregon

My commission expires: November 24, 2023

