

2021-014015

Klamath County, Oregon

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

Attn:

Name Wilsonart LLC

Address 13413 Galleria Circle, Suite 200

Address Austin, TX 78738



00287418202100140150070077

09/15/2021 02:58:47 PM

Fee: \$51.00

PROPERTY LINE ADJUSTMENT DEED

Wilsonart LLC, Grantor, conveys to Klamath County, Grantee, the real property situated in the SE1/4 of Section 16, Township 39 South, Range 09 East of the Willamette Meridian, described in Exhibit "B" attached hereto (Conveyed to Klamath County). In return, Klamath County, Grantor, conveys to Wilsonart LLC, Grantee, the real property situated in the SE1/4 of Section 16, Township 39 South, Range 09 East of the Willamette Meridian, described in Exhibit "B" attached hereto (Conveyed to Wilsonart LLC).

This instrument is executed to accomplish a property line adjustment between Wilsonart LLC property described in Exhibit "A" attached hereto ("Wilsonart Property"), as vested pursuant to that certain Statutory Warranty Deed recorded in the Klamath County Clerk's office, on March 17, 2021, as Instrument No. 2021-003996, and Klamath County property described in Exhibit "A" attached hereto ("Klamath County Property"), as vested to that certain Statutory Warranty Deed recorded in the Klamath County Clerk's office, on March 26, 2021, as Instrument No. 2021-004561. No new property shall be created by the execution of this instrument. The post adjustment size and configuration of Wilsonart LLC Property and Klamath County Property shall be as described in Exhibit "C" attached hereto.

Wilsonart LLC Property APN: 3909-01600-00900

Klamath County Property APN: 3909-01600-00500

The true consideration for this conveyance is: \$1.00

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 10 September 2021

Wilsonart LLC:

Dan Case
Dan Case

STATE OF Oregon)

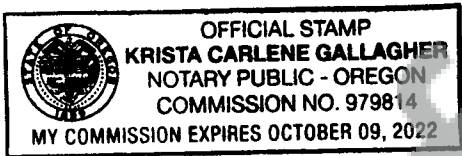
)

County of Klamath)

BEFORE ME, the undersigned authority, on this day personally appeared Dan Case, 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 10th day of September 2021.

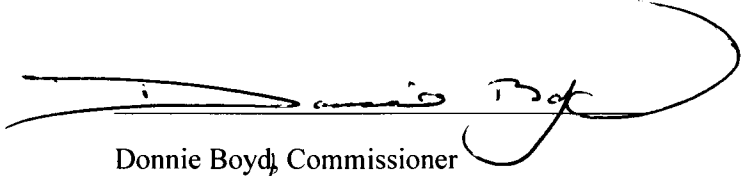
(SEAL)

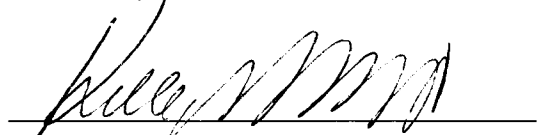


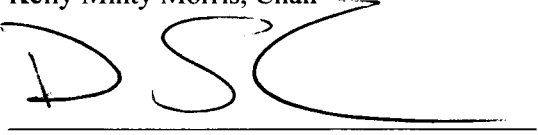
NOTARY PUBLIC, STATE OF Oregon
Print name: Krista Gallagher
My commission expires: October 09, 2022.

Dated 9/15/2021

Klamath County Board of Commissioners:


Donnie Boyd, Commissioner


Kelly Minty Morris, Chair


Derrick DeGroot, Vice - Chair

STATE OF OREGON)

County of Klamath)

BEFORE ME, the undersigned authorities, on this day personally appeared Donnie Boyd, Kelly Minty Morris and Derrick DeGroot, 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 15 day of September, 2021.

(SEAL)

NOTARY PUBLIC, STATE OF OREGON
Print name: Sandra C. Cox
My commission expires: 9/23/2024

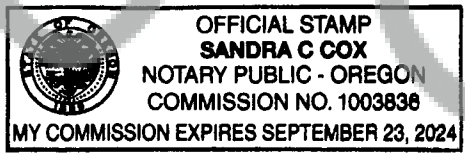


EXHIBIT A

Prior Legal Descriptions

(PRIOR to Property Line Adjustments)

Wilsonart LLC Property APN: 3909-01600-00900

A tract of land Situated in the SE1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said SE1/4, from which the South 1/4 Corner of said Section 16 bears S00°21'09"W 1180.01 feet; thence S89°52'50"E, parallel to the South line of said Section 16, 1695.17 feet to a point on the southwesterly right of way line of the Union Pacific Railroad; Thence S33°33'50"E, along the said southwesterly right of way line, 454.76 feet to a point on the Boundary of "Tract 1357"; Thence, along the said Boundary of "Tract 1357" the following courses, S45°48'09"W 333.50 feet, S50°52'59"W 645.28 feet and S22°35'10"W 173.62 feet to a point on the South line of said Section 16; Thence N89°52'50"W, along the said South line, 370.85 feet to a point on the northeasterly right of way line of the USBR A-3 Lateral; Thence, along the said northeasterly right of way line the following courses, N42°34'04"W 260.61 feet, N52°04'57"W 265.29 feet, on the arc of a curve to the right (radius equals 170.99 feet and central angle equals 26°54'50") 80.32 feet, N25°10'07"W 387.50 feet and N23°28'13"W 424.82 feet to a point on the said West line of the SE1/4; Thence N00°21'09"East 23.86 feet to the point of beginning, with bearings based on the Oregon Coordinate Reference System for the Bend-Klamath Falls Zone.

Klamath County Property APN: 3909-01600-00500

A tract of land situated in the SE 1/4 of section 16, township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the west line of the said SE 1/4, from which the South 1/4 corner of said Section 16 bears S00°21'09"W 1180.01 feet; thence N00°21'09"E 1480.65 feet to the Center 1/4 corner of said Section 16; thence N89°52'12"E, along the north line of the said SE1/4, 700.28 feet to a point on the southwesterly right of way line of the Union Pacific Railroad; thence S33°33'50"E, along the said southwesterly right of way line, 1783.03 feet to a point which lies northerly and 1180.00 feet distant from the south line of said Section 16; thence N89°52'50"W, parallel to the said south line of Section 16, 1695.17 feet to the point of beginning, with bearings based on the Oregon coordinate reference system for the Bend-Klamath Falls Zone.

EXHIBIT B

Conveyed to Wilsonart LLC

Commencing at a point on the West line of said SE1/4, from which the South 1/4 Corner of said Section 16 bears S00°21'09"W 1180.01 feet; thence S89°52'50"E, parallel to the South line of said Section 16, 1695.17 feet to a point on the southwesterly right of way line of the Union Pacific Railroad and the TRUE POINT OF BEGINNING; Thence leaving said southwesterly right of way line and going parallel to the South line of said Section 16, N89°52'50"W 708.41 feet; Thence N82°34'47"E 656.66 feet to a point on said southwesterly right of way line of said Union Pacific Railroad; Thence along said southwesterly right of way line, S33°33'50"E 103.55 feet to the point of beginning.

Conveyed to Klamath County

Beginning at a point on the West line of said SE1/4, from which the South 1/4 Corner of said Section 16 bears S00°21'09"W 1180.01 feet; thence S89°52'50"E, parallel to the South line of said Section 16, 986.76 feet to a point; thence S82°34'47"W 951.01 feet to a point on the northeasterly right of way line of the USBR A-3 Lateral; Thence along said northeasterly right of way line, N23°28'13"W 110.13 feet to a point on the West line of said SE1/4; Thence along said west line, N00°21'09"E 23.86 feet to the point of beginning.

EXHIBIT C

New Legal Descriptions

(POST Property Line Adjustment)

Wilsonart LLC Property APN: 3909-01600-00900

A tract of land Situated in the SE1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said SE1/4, from which the South 1/4 Corner of said Section 16 bears S00°21'09"W 1180.01 feet; thence S89°52'50"E, parallel to the South line of said Section 16, 1695.17 feet to a point on the southwesterly right of way line of the Union Pacific Railroad; Thence S33°33'50"E, along the said southwesterly right of way line, 454.76 feet to a point on the Boundary of "Tract 1357"; Thence, along the said Boundary of "Tract 1357" the following courses, S45°48'09"W 333.50 feet, S50°52'59"W 645.28 feet and S22°35'10"W 173.62 feet to a point on the South line of said Section 16; Thence N89°52'50"W, along the said South line, 370.85 feet to a point on the northeasterly right of way line of the USBR A-3 Lateral; Thence, along the said northeasterly right of way line the following courses, N42°34'04"W 260.61 feet, N52°04'57"W 265.29 feet, on the arc of a curve to the right (radius equals 170.99 feet and central angle equals 26°54'50") 80.32 feet, N25°10'07"W 387.50 feet and N23°28'13"W 424.82 feet to a point on the said West line of the SE1/4; Thence N00°21'09"East 23.86 feet to the point of beginning, with bearings based on the Oregon Coordinate Reference System for the Bend-Klamath Falls Zone.

IN ADDITION THERETO: Commencing at a point on the West line of said SE1/4, from which the South 1/4 Corner of said Section 16 bears S00°21'09"W 1180.01 feet; thence S89°52'50"E, parallel to the South line of said Section 16, 1695.17 feet to a point on the southwesterly right of way line of the Union Pacific Railroad and the TRUE POINT OF BEGINNG; Thence leavings said southwesterly right of way line and going parallel to the South line of said Section 16, N89°52'50"W 708.41 feet; Thence N82°34'47"E 656.66 feet to a point on said southwesterly right of way line of said Union Pacific Railroad; Thence along said southwesterly right of way line, S33°33'50"E 103.55 feet to the point of beginning.

EXCEPING THEREFROM: Beginning at a point on the West line of said SE1/4, from which the South 1/4 Corner of said Section 16 bears S00°21'09"W 1180.01 feet; thence S89°52'50"E, parallel to the South line of said Section 16, 986.76 feet to a point; thence S82°34'47"W 951.01 feet to a point on the northeasterly right of way line of the USBR A-3 Lateral; Thence along said northeasterly right of way line, N23°28'13"W 110.13 feet to a point on the West line of said SE1/4; Thence along said west line, N00°21'09"E 23.86 feet to the point of beginning.

EXCEPTING FROM THE ABOVE-DESCRIBED PROPERTIES: the USBR right of ways described in DV 26, page 321 and DV 43, page 548.

EXHIBIT C (continued)

New Legal Descriptions

(POST Property Line Adjustment)

Klamath County Property APN: 3909-01600-00500

A tract of land situated in the SE 1/4 of section 16, township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the west line of the said SE 1/4, from which the South 1/4 corner of said Section 16 bears S00°21'09"W 1180.01 feet; thence N00°21'09"E 1480.65 feet to the Center 1/4 corner of said Section 16; thence N89°52'12"E, along the north line of the said SE 1/4, 700.28 feet to a point on the southwesterly right of way line of the Union Pacific Railroad; thence S33°33'50"E, along the said southwesterly right of way line, 1783.03 feet to a point which lies northerly and 1180.00 feet distant from the south line of said Section 16; thence N89°52'50"W, parallel to the said south line of Section 16, 1695.17 feet to the point of beginning, with bearings based on the Oregon coordinate reference system for the Bend-Klamath Falls Zone.

IN ADDITION THERETO; Beginning at a point on the West line of said SE 1/4, from which the South 1/4 Corner of said Section 16 bears S00°21'09"W 1180.01 feet; thence S89°52'50"E, parallel to the South line of said Section 16, 986.76 feet to a point; thence S82°34'47"W 951.01 feet to a point on the northeasterly right of way line of the USBR A-3 Lateral; Thence along said northeasterly right of way line, N23°28'13"W 110.13 feet to a point on the West line of said SE 1/4; Thence along said west line, N00°21'09"E 23.86 feet to the point of beginning.

EXCEPTING THEREFROM; Commencing at a point on the West line of said SE 1/4, from which the South 1/4 Corner of said Section 16 bears S00°21'09"W 1180.01 feet; thence S89°52'50"E, parallel to the South line of said Section 16, 1695.17 feet to a point on the southwesterly right of way line of the Union Pacific Railroad and the TRUE POINT OF BEGINNING; Thence leaving said southwesterly right of way line and going parallel to the South line of said Section 16, N89°52'50"W 708.41 feet; Thence N82°34'47"E 656.66 feet to a point on said southwesterly right of way line of said Union Pacific Railroad; Thence along said southwesterly right of way line, S33°33'50"E 103.55 feet to the point of beginning.