

2021-016839

Klamath County, Oregon



00290561202100168390050053

11/08/2021 02:03:46 PM

Fee: \$102.00

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

Attn: Scott Stevens
Name Merkle Tree LLC
Address 1821 Quail Ridge Dr
Address Klamath Falls, Or 97601

**UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING
ADDRESS: 1821 Quail Ridge Dr**

PROPERTY LINE ADJUSTMENT DEED

Merkle Tree, LLC, an Oregon Limited Liability Company, Grantor, conveys to Ashley Wendt and Peter Lusich IV, as Tenants by the Entirety, Grantee, the real property situated in the NE1/4 of the SE1/4 of Section 20, Township 38 South, Range 09 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 March 10, 2021, as Instrument No. 2021-003616, and Grantee's property described in Exhibit "A" attached hereto ("Grantee's Property"), as vested in Grantee pursuant to that certain Bargain and Sale Deed recorded in the Klamath County Clerk's office, on December 01, 2020, as Instrument No. 2020-015659. 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: 3809-020DA-00100, 3809-021CB-00600, 00700, 00800, 00900, 01000, 01100, 01800, 02300, 02700

Grantee's Property APN: 3809-020DA-07100

The true consideration for this conveyance is: \$34,000.00

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 11/8/2021.

GRANTOR:

Scott
Scott Stevens

C.M. Stevens
Cassandra M. Stevens

STATE OF OREGON)

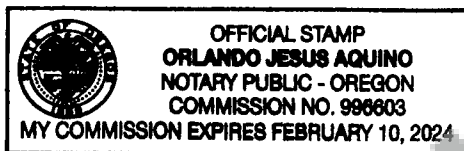
)

County of Klamath)

BEFORE ME, the undersigned authority, on this day personally appeared Scott Stevens and Cassandra M. Stevens, 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 8TH day of NOVEMBER, 2021.

(SEAL)



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

GRANTEE:

Ashley Wendt
Ashley Wendt

Peter Lusich IV
Peter Lusich IV

STATE OF OREGON)

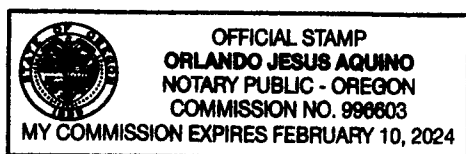
)

County of Klamath)

BEFORE ME, the undersigned authorities, on this day personally appeared Ashley Wendt and Peter Lusich IV, 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 8TH day of NOVEMBER, 2021.

(SEAL)



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

EXHIBIT A

Prior Legal Descriptions

(PRIOR to Property Line Adjustments)

Grantor's Property

APN: 3809-020DA-00100, 3809-021CB-00600, 00700, 00800, 00900, 01000, 01100, 01800, 02300,
02700

Beginning at the initial point, said point being the Northeasterly corner of Lot 15, Tract 1309, Crown Ridge Subdivision, Phase 1, said point bears South 87°39'35" West, 414.62 feet from the quarter-section corner common to said Sections 20 and 21, evidenced by a 3/4" iron pipe; thence North 87°39'35" East, 414.62 feet to said quarter-section corner, said point also being on the Northerly boundary of vacated Irvington Heights Subdivision per vol. 78, page 8128, Klamath County Official records; thence along said Northerly boundary, North 87°34'24" East, 688.95 feet to a point that bears South 87°34'24" West, 643.90 feet from the Northeasterly corner of said vacated Irvington Heights Subdivision, evidenced by a 3/4" iron pipe, said point also being on the extension of the Westerly right-of-way of Fairmont Street of said vacated Irvington Heights Subdivision; thence along said Westerly right-of-way, South 02°24'29" East, 743.78 feet to the center of the alley of block 11 of said Irvington Heights Subdivision; thence leaving said Westerly right-of-way, South 87°33'06" West, 330.40 feet to a point on the Easterly right-of-way of Mountain View Boulevard; thence along said right-of-way, North 25°46'34" East, 7.12 feet to a point of curvature; thence along said right-of-way, along the arc of a 430.00 foot radius curve to the left, through a central angle of 7°26'11", an arc distance of 55.81 feet (the long chord of which bears North 21°29'56" East, 55.77 feet) to a point of tangency and the Northerly boundary of Tract 1145, Nob Hill Replat, Klamath County Official Records; thence along said Northerly boundary the following three courses: North 71°53'44" West, 260.00 feet; thence South 53°55'34" West, 162.63 feet; thence South 24°00'44" West, 12.97 feet to a point on the Westerly boundary of Lot 4 of said Tract 1145 and the Easterly boundary of Lot 8, Block 2 of Tract 1263, Quail Ridge Subdivision, Klamath County Official Records; thence along said Easterly Boundary of said Lot 8, North 02°25'12" West, 94.59 feet to the Northeast corner of said Lot 8, and the initial point of said Tract 1263; thence along the Northerly boundary of said Tract 1263, South 87°25'38" West, 333.39 feet to the Southeast corner of Lot 30, Tract 1309, Crown Ridge Subdivision, Phase 1; thence along the East boundary of said Lot 30, North 02°20'56" West, 193.78 feet to a point on the Northerly right-of-way of Majestic Street; thence along said Northerly right-of-way, South 87°40'31" West, 16.83 feet to the Southeast corner of Lot 26 of said Tract 1309; thence leaving said Northerly right-of-way and along the Easterly boundary of said Tract 1309, North 02°19'36" West, 300.20 feet to the Northerly right-of-way of Harmony Lane; thence along said Northerly right-of-way, South 87°32'46" West, 64.93 feet to the Southeast corner of Lot 15 of said Tract 1309; thence along the East boundary of said Lot 15, North 02°22'54" West, 110.09 feet to the point of beginning.

The basis of bearings for this description is per the plat of Tract 1309, Crown Ridge Subdivision, Phase 1.

EXCEPTING THEREFROM the following described Property:

Beginning at the Southeast corner of Lot 30, Tract 1309, Crown Ridge Subdivision, Phase 1; thence along the East boundary of said Lot 30, North 02°20'56" West, 133.78 feet to a point on the Southerly right-of-way of Majestic Street; thence leaving said right-of-way, North 87°19'05" East, 79.95 feet; thence continuing North 87°19'05" East, 26.21 feet; thence South 02°20'25" East, 133.98 feet to the Northerly boundary of and the Northeast corner of Lot 6 of Tract 1263, Quail Ridge Subdivision, Klamath County Official Records; thence along the Northerly boundary of said Tract 1263 the following three (3) courses, South 87°25'38" West, 26.22 feet; thence South 87°25'38" East, 75.28 feet to the Northwest corner of said Lot 6; thence South 87°25'38" West, 4.64 feet to the Southeast corner of said Lot 30 and the point of beginning.

EXHIBIT A (continued)

Grantee's Property

APN: 3809-020DA-07100

PRIOR DESCRIPTION

Lot 26, TRACT 1309, CROWN RIDGE SUBDIVISION PHASE 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXHIBIT B

Beginning at the Southeast corner of Lot 26, Tract 1309, Crown Ridge Subdivision, Phase 1; thence along the easterly boundary of said Lot 26, North 02°19'36" West, 120.11 feet; thence North 87°39'35" East, 160.01 feet; thence South 02°19'26" East, 119.26 feet; thence South 87°19'05" West, 143.18 feet to the easterly boundary of said Crown Ridge Subdivision, Phase 1; thence along the northerly right of way line of Majestic Street, South 87°40'31" West, 16.83 feet to the point of beginning.

EXHIBIT C

New Legal Descriptions

(POST Property Line Adjustment)

Grantor's Property

APN: 3809-020DA-00100, 3809-021CB-00600, 00700, 00800, 00900, 01000, 01100, 01800, 02300,
02700

Beginning at the initial point, said point being the Northeasterly corner of Lot 15, Tract 1309, Crown Ridge Subdivision, Phase 1, said point bears South 87°39'35" West, 414.62 feet from the quarter-section corner common to said Sections 20 and 21, evidenced by a 3/4" iron pipe; thence North 87°39'35" East, 414.62 feet to said quarter-section corner, said point also being on the Northerly boundary of vacated Irvington Heights Subdivision per vol. 78, page 8128, Klamath County Official records; thence along said Northerly boundary, North 87°34'24" East, 688.95 feet to a point that bears South 87°34'24" West, 643.90 feet from the Northeasterly corner of said vacated Irvington Heights Subdivision, evidenced by a 3/4" iron pipe, said point also being on the extension of the Westerly right-of-way of Fairmont Street of said vacated Irvington Heights Subdivision; thence along said Westerly right-of-way, South 02°24'29" East, 743.78 feet to the center of the alley of block 11 of said Irvington Heights Subdivision; thence leaving said Westerly right-of-way, South 87°33'06" West, 330.40 feet to a point on the Easterly right-of-way of Mountain View Boulevard; thence along said right-of-way, North 25°46'34" East, 7.12 feet to a point of curvature; thence along said right-of-way, along the arc of a 430.00 foot radius curve to the left, through a central angle of 7°26'11", an arc distance of 55.81 feet (the long chord of which bears North 21°29'56" East, 55.77 feet) to a point of tangency and the Northerly boundary of Tract 1145, Nob Hill Replat, Klamath County Official Records; thence along said Northerly boundary the following three courses: North 71°53'44" West, 260.00 feet; thence South 53°55'34" West, 162.63 feet; thence South 24°00'44" West, 12.97 feet to a point on the Westerly boundary of Lot 4 of said Tract 1145 and the Easterly boundary of Lot 8, Block 2 of Tract 1263, Quail Ridge Subdivision, Klamath County Official Records; thence along said Easterly Boundary of said Lot 8, North 02°25'12" West, 94.59 feet to the Northeast corner of said Lot 8, and the initial point of said Tract 1263; thence along the Northerly boundary of said Tract 1263, South 87°25'38" West, 333.39 feet to the Southeast corner of Lot 30, Tract 1309, Crown Ridge

EXHIBIT C (continued)

Subdivision, Phase 1; thence along the East boundary of said Lot 30, North 02°20'56" West, 193.78 feet to a point on the Northerly right-of-way of Majestic Street; thence along said Northerly right-of-way, South 87°40'31" West, 16.83 feet to the Southeast corner of Lot 26 of said Tract 1309; thence leaving said Northerly right-of-way and along the Easterly boundary of said Tract 1309, North 02°19'36" West, 300.20 feet to the Northerly right-of-way of Harmony Lane; thence along said Northerly right-of-way, South 87°32'46" West, 64.93 feet to the Southeast corner of Lot 15 of said Tract 1309; thence along the East boundary of said Lot 15, North 02°22'54" West, 110.09 feet to the initial point.

The basis of bearings for this description is per the plat of Tract 1309, Crown Ridge Subdivision, Phase 1.

EXCEPTING THEREFROM the following described Property:

Beginning at the Southeast corner of Lot 30, Tract 1309, Crown Ridge Subdivision, Phase 1; thence along the East boundary of said Lot 30, North 02°20'56" West, 133.78 feet to a point on the Southerly right-of-way of Majestic Street; thence leaving said right-of-way, North 87°19'05" East, 79.95 feet; thence continuing North 87°19'05" East, 26.21 feet; thence South 02°20'25" East, 133.98 feet to the Northerly boundary of and the Northeast corner of Lot 6 of Tract 1263, Quail Ridge Subdivision, Klamath County Official Records; thence along the Northerly boundary of said Tract 1263 the following three (3) courses, South 87°25'38" West, 26.22 feet; thence South 87°25'38" East, 75.28 feet to the Northwest corner of said Lot 6; thence South 87°25'38" West, 4.64 feet to the Southeast corner of said Lot 30 and the point of beginning.

ALSO EXCEPTING THEREFROM the following described Property:

Beginning at the Southeast corner of Lot 26, Tract 1309, Crown Ridge Subdivision, Phase 1; thence along the easterly boundary of said Lot 26, North 02°19'36" West, 120.11 feet; thence North 87°39'35" East, 160.01 feet; thence South 02°19'26" East, 119.26 feet; thence South 87°19'05" West, 143.18 feet to the easterly boundary of said Crown Ridge Subdivision, Phase 1; thence along the northerly right of way line of Majestic Street, South 87°40'31" West, 16.83 feet to the point of beginning.

Grantee's Property

APN: 3809-020DA-07100

Lot 6 in Block 2 of Tract 1263, Quail Ridge Subdivision, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

IN ADDITION THERETO the following described Property:

Beginning at the Southeast corner of Lot 26, Tract 1309, Crown Ridge Subdivision, Phase 1; thence along the easterly boundary of said Lot 26, North 02°19'36" West, 120.11 feet; thence North 87°39'35" East, 160.01 feet; thence South 02°19'26" East, 119.26 feet; thence South 87°19'05" West, 143.18 feet to the easterly boundary of said Crown Ridge Subdivision, Phase 1; thence along the northerly right of way line of Majestic Street, South 87°40'31" West, 16.83 feet to the point of beginning.