

Tru-line.
Returned at Counter

After recording return to:
Ryan Hartman and Jennifer Hartman
PO Box 148
Malin, OR 97632
Until a change is requested all tax statements shall be sent to the following address:
Ryan Hartman and Jennifer Hartman
PO Box 148
Malin, OR 97632

2022-000481
Klamath County, Oregon



01/13/2022 08:15:28 AM

Fee: \$82.00

PROPERTY LINE ADJUSTMENT DEED

The true consideration for this conveyance is to complete "Property Line Adjustment 14-21". The purpose of this deed is to provide an accurate legal description of the subject property as adjusted by the Property Line Adjustment.

We, Ryan Hartman and Jennifer Hartman, Grantors, convey to, Ryan Hartman and Jennifer Hartman, Grantees, the following described real property situated in Klamath County, Oregon, to-wit:

ALL THAT PORTION OF GOVERNMENT LOT 2 OF SECTION 31, TOWNSHIP 37 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, BETWEEN THE CENTERLINE OF SHADY PINE ROAD, AT ONE TIME THE DALLES-CALIFORNIA HIGHWAY, AS THE SAME IS NOW LOCATED AND CONSTRUCTED, AND THE MEANDER LINE WHICH MARKS THE WESTERLY BOUNDARY OF SAID GOVERNMENT LOT 2, SAVING AND EXCEPTING THEREFROM THAT CERTAIN TRACT AS CONVEYED TO RICHARD J. CONROY ET UX., BY DEED DATED APRIL 26, 1937, RECORDED IN VOLUME 109, PAGE 19, DEED RECORDS OF KLAMATH COUNTY, OREGON.

EXCEPTING THEREFROM:

A TRACT OF LAND SITUATED IN LOT 2, SECTION 31, TOWNSHIP 32 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS NORTH 36°50'51" WEST A DISTANCE OF 3542.04 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 31 AND 36, SAID TOWNSHIP AND RANGE; THENCE NORTH 19°17'28" EAST A DISTANCE OF 268.27 FEET; THENCE ALONG A 1230.74 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 13°04'25' EAST A DISTANCE OF 209.98 FEET, A DISTANCE OF 210.24 FEET; THENCE NORTH 83°16'31" WEST A DISTANCE OF 198.70 FEET; THENCE SOUTH 30°03'58" WEST A DISTANCE OF 449.90 FEET; THENCE SOUTH 72°16'02" EAST A DISTANCE OF 300.90 FEET, TO THE POINT OF BEGINNING, CONTAINING 2.68 ACRES, MORE

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 "14-21".

Dated this 12 day of January, 2022.

Ryan Hartman

Jennifer Hartman

State of Oregon } ss
County of Klamath }

dw This instrument was acknowledged before me on this 12 day of January, 2022 by Ryan Hartman and Jennifer Hartman

Notary Public for the State of Oregon

My commission expires: 10/1/2023

