


Returned at Counter

After recording return to:
CBS TRUST ET AL
18745 RANCHITO DEL RIO DRIVE
SALINAS, CA 93905

Until a change is requested all tax statements shall be sent to the following address:
CBS TRUST ET AL
18745 RANCHITO DEL RIO DRIVE
SALINAS, CA 93905

2022-011202
Klamath County, Oregon

00306171202200112020010017
09/16/2022 09:22:01 AM Fee: \$82.00

PROPERTY LINE ADJUSTMENT DEED

Chang Song Bradford, Trustee of the CBS Trust, Dated June 19, 2018, Grantor, conveys to Chang Song Bradford, Trustee of the CBS Trust, Dated June 19, 2018, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

Legal Description:


A PARCEL OF LAND SITUATED IN THE SW1/4 SW1/4 OF SECTION 35, T38S, R9EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SUMMERS LANE, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 35 BEARS N89°18'45"W 30.00 FEET AND S01°00'15"W 375.15 FEET; THENCE, S01°00'15"W, ALONG THE SAID EASTERLY RIGHT OF WAY LINE, 16.74 FEET TO A POINT ON THE CENTERLINE OF THE ENTERPRISE IRRIGATION DISTRICT CANAL; THENCE N38°43'21"E, ALONG THE SAID CENTERLINE, 21.25 FEET; THENCE, LEAVING SAID CENTERLINE, S89°18'45"E 165.00 FEET TO A POINT ON THE WEST LINE OF "GARDEN TRACTS", A DULY RECORDED SUBDIVISION IN KLAMATH COUNTY, OREGON; THENCE N01°00'15"E, ALONG THE SAID WEST LINE, 133.37 FEET; THENCE LEAVING THE SAID WEST LINE, N89°14'45"W 74.18 FEET; THENCE S00°48'15"W 103.45 FEET; THENCE N89°18'45"W 104.17 FEET TO A POINT ON THE SAID EASTERLY RIGHT OF WAY LINE OF SUMMERS LANE; THENCE S01°00'15"W 30.00 FEET TO THE POINT OF BEGINNING, CONTAINING 13,101 SQUARE FEET, MORE OR LESS, WITH BEARINGS BASED ON THE OREGON COORDINATE REFERENCE SYSTEM FOR THE BEND – KLAMATH FALLS ZONE.

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 the approval of Property Line Adjustment ~~4-3~~ 21-21.

Date: 9-7-22


Chang Song Bradford, Trustee of the CBS Trust, Dated June 19, 2018.

STATE OF California
County of Monterey } ss

This instrument was acknowledged before me on 09/07/2022
By Chang Song Bradford, Trustee of the CBS Trust, Dated June 19, 2018.



Notary Public for Monterey County
My commission expires 09/07/2022

