

*Rhine-Cross Group LLC***2022-012564****Klamath County, Oregon**

00307758202200125640040049

10/21/2022 11:40:11 AM

Fee: \$97.00

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

Name: Sheryl Leanders

Address : 3635 Holbrook St

Klamath Falls, Or 97601

**UNTIL A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING****ADDRESS: Sheryl Leanders****3635 Holbrook St****Klamath Falls, OR 97601**

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**PROPERTY LINE ADJUSTMENT DEED**

Sheryl L. Leanders, Grantor, conveys to Hunter W. Moyles and Stacey L. Moyles, as Tenants by the Entirety, Grantee, the real property situated in the NE1/4 of the SW1/4 of Section 7, Township 39 South, Range 08 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 Statutory Warranty Deed recorded in the Klamath County Clerk's office, on April 30, 2015, Instrument Number 2015-004091, and Grantee's property described in Exhibit "A attached hereto ("Grantee's Property"), as vested in Grantee pursuant to that certain Personal Representative's Deed, recorded in the Klamath County Clerk's office, on July 21, 2017, Instrument Number 2017-008177. 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: 3908-00700-01200

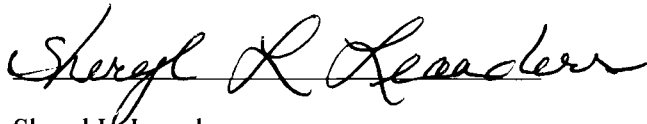
Grantee's Property APN: 3908-00700-01100

The true consideration for this conveyance is: \$

**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 10-21-22.

GRANTOR:

  
Sheryl L. Leanders

STATE OF OREGON                    )

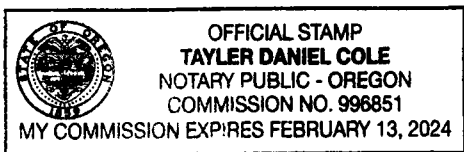
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County of Klamath                )

BEFORE ME, the undersigned authority, on this day personally appeared , 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 21 day of OCTOBER 2022.

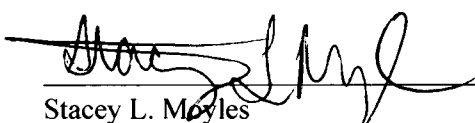
(SEAL)



NOTARY PUBLIC, STATE OF OREGON  
Print name: TAYLER COLE My  
commission expires: FEB 13, 2024

GRANTEE:

  
Hunter W. Moyles

  
Stacey L. Moyles

STATE OF OREGON                    )

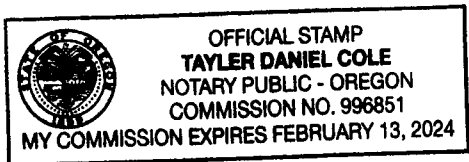
)

County of Klamath                )

BEFORE ME, the undersigned authorities, on this day personally appeared Hunter W. Moyles and Stacey L. Moyles, 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 21 day of OCTOBER 2022.

(SEAL)



NOTARY PUBLIC, STATE OF OREGON  
Print name: TAYLER COLE My  
commission expires: FEB 13, 2024

EXHIBIT A

Prior Legal Description  
(PRIOR to Property Line Adjustments)

Grantor's Property

APN: 3908-00700-01200

Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 3 of Land Partition 42-04, being a replat of Parcel 1 of "Minor Land Partition 81-88" situated in the N1/2 S1/2 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXHIBIT A (continued)

Prior Legal Description

Grantee's Property

APN: 3908-00700-01100

That portion of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

The N1/2 N1/2 E1/2 SW1/4, Section 7, Township 39 South, Range 8 East of the Willamette, Klamath County, Oregon.

EXHIBIT B

Beginning at the Center South 1/16 corner of Section 7, thence along the South line of Parcel 3 of Land Partition 42-04, as recorded in the Klamath County Clerk's Office, South 89°38'23" West, 1334.18 feet, to the Southwest corner of said Parcel 3; thence along the West line of said Parcel 3, North 00°00'44" East, 669.51 feet, to the Northwest corner of said Parcel 3; thence along the North line of said Parcel 3, South 89°46'15" East, 1331.34 feet, to the Northwest corner of Parcel 2 of said Land Partition; thence along the West line of said Parcel 2, South 00°47'57" East, 333.73 feet, to the Southwest corner of said Parcel 2; thence South 00°20'28" West, 330.35 feet, to the point of beginning.

Basis of Bearing is the Oregon Coordinate Reference System, Bend-Klamath Zone.

EXHIBIT C

New Legal Descriptions

(POST Property Line Adjustment)

Grantor's Property

APN: 3908-00700-01200

Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 3 of Land Partition 42-04, being a replat of Parcel 1 of "Minor Land Partition 81-88" situated in the N1/2 S1/2 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the following described Property:

Beginning at the Center South 1/16 corner of Section 7, thence along the South line of Parcel 3 of Land Partition 42-04, as recorded in the Klamath County Clerk's Office, South 89°38'23" West, 1334.18 feet, to the Southwest corner of said Parcel 3; thence along the West line of said Parcel 3, North 00°00'44" East, 669.51 feet, to the Northwest corner of

said Parcel 3; thence along the North line of said Parcel 3, South 89°46'15" East, 1331.34 feet, to the Northwest corner of Parcel 2 of said Land Partition; thence along the West line of said Parcel 2, South 00°47'57" East, 333.73 feet, to the Southwest corner of said Parcel 2; thence South 00°20'28" West, 330.35 feet, to the point of beginning.

Grantee's Property

APN: 3908-00700-01100

That portion of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

The N1/2 N1/2 E1/2 SW1/4, Section 7, Township 39 South, Range 8 East of the Willamette, Klamath County, Oregon.

IN ADDITION THERETO the following described Property:

Beginning at the Center South 1/16 corner of Section 7, thence along the South line of Parcel 3 of Land Partition 42-04, as recorded in the Klamath County Clerk's Office, South 89°38'23" West, 1334.18 feet, to the Southwest corner of said Parcel 3; thence along the West line of said Parcel 3, North 00°00'44" East, 669.51 feet, to the Northwest corner of said Parcel 3; thence along the North line of said Parcel 3, South 89°46'15" East, 1331.34 feet, to the Northwest corner of Parcel 2 of said Land Partition; thence along the West line of said Parcel 2, South 00°47'57" East, 333.73 feet, to the Southwest corner of said Parcel 2; thence South 00°20'28" West, 330.35 feet, to the point of beginning.