

Returned at Counter  
Tru-line Surveying

AFTER RECORDING RETURN TO:  
CHERI NOBLE, PERSONAL REPRESENTATIVE OF  
THE ESTATE OF MARY JO DIXON, DECEASED,  
KLAMATH COUNTY CIRCUIT COURT CASE NO.  
23PB02850  
26161 HWY 70  
BONANZA, OR 97623  
UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS SHALL BE SENT TO THE  
FOLLOWING ADDRESS:  
CHERI NOBLE, PERSONAL REPRESENTATIVE OF  
THE ESTATE OF MARY JO DIXON, DECEASED,  
KLAMATH COUNTY CIRCUIT COURT CASE NO.  
23PB02850  
26161 HWY 70  
BONANZA, OR 97623

2023-010094

Klamath County, Oregon

THIS :



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11/21/2023 02:13:39 PM

Fee: \$87.00

**PROPERTY LINE ADJUSTMENT DEED**

CHERI NOBLE, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY JO DIXON, DECEASED, KLAMATH COUNTY CIRCUIT COURT CASE NO. 23PB02850, GRANTOR, CONVEYS TO CHERI NOBLE, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY JO DIXON, DECEASED, KLAMATH COUNTY CIRCUIT COURT CASE NO. 23PB02850, DECEASED, GRANTEE, THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN KLAMATH COUNTY, OREGON, TO-WIT:

**LEGAL DESCRIPTION:**

A TRACT OF LAND SITUATED IN VACATED TRACT 29B AND THE VACATED ROAD ON THE EASTERLY SIDE THEREOF, EAST BONANZA SUBDIVISION, IN THE NE1/4SE1/4 OF SECTION 10,

TOWNSHIP 39, SOUTH, RANGE 11E, WILLAMETTE MERIDIAN, KLAMATH COUNTY OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A 5/8 INCH IRON PIN ON THE SOUTH LINE OF THE COUNTY ROAD AND ON THE EAST LINE OF SAID SECTION 10, SAID POINT BEING SOUTH 00°29'00" EAST A DISTANCE OF 30.00 FEET FROM THE EAST ONE-FOURTH CORNER OF SAID SECTION 10; THENCE, WEST ALONG THE SOUTH LINE OF THE COUNTY ROAD A DISTANCE OF 144.00 FEET; THENCE SOUTH 00°29'00" EAST, PARALLEL WITH THE EAST LINE OF SAID SECTION 10 A DISTANCE OF 249.32 FEET TO THE NORTH BANK OF LOST RIVER; THENCE, SOUTH 78°42'00" EAST ALONG THE NORTH BANK OF LOST RIVER A DISTANCE OF 44.95 FEET TO A 5/8" IRON PIN; THENCE, SOUTH 70°32'30" EAST ALONG THE NORTH BANK OF LOST RIVER A DISTANCE OF 106.38 FEET TO A 5/8 INCH IRON PIN ON THE EAST LINE OF SAID SECTION 10; THENCE, NORTH 00°29'00" WEST ALONG THE EAST LINE OF SAID SECTION 10 A DISTANCE OF 293.57 FEET TO THE POINT OF BEGINNING.

**ALONG WITH THE FOLLOWING:** BEGINNING AT THE NORTHEASTERLY CORNER OF THAT PROPERTY DESCRIBED IN DEED VOLUME M79, PAGE 4268 OF THE DEED ROLLS OF KLAMATH COUNTY, OREGON; THENCE S00°23'37"E A DISTANCE OF 249.32 FEET; THENCE N78°36'36"W A DISTANCE OF 5.07 FEET; THENCE N00°10'50"E A DISTANCE OF 248.32 FEET; THENCE S89°54'37"E A DISTANCE OF 2.48, TO THE POINT OF BEGINNING.

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 04-23. THE PURPOSE OF THIS DOCUMENT IS TO PROVIDE AN ACCURATE LEGAL DESCRIPTION OF THE PROPERTY AS ADJUSTED BY SAID PROPERTY LINE ADJUSTMENT 04-23.

DATE: 11-20-2023

Cheri Noble, PR

CHERI NOBLE, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY JO DIXON, DECEASED, KLAMATH COUNTY CIRCUIT COURT CASE NO. 23PB02850

STATE OF OREGON )

COUNTY OF KLAMATH )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 11-20-2023  
BY CHERI NOBLE, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY JO DIXON, DECEASED,  
KLAMATH COUNTY CIRCUIT COURT CASE NO. 23PB02850



NOTARY PUBLIC FOR THE STATE OF OREGON

MY COMMISSION EXPIRES: 12-27-2024

