

2024-001435

Klamath County, Oregon



00325401202400014350080083

02/23/2024 02:47:20 PM

Fee: \$122.00

AFTER RECORDING RETURN TO:
Keith Cordell
553 Little Valley Road
Roseburg, OR 97471

Oregon State Snowmobile Association
20827 Desert Woods Drive
Bend, OR 97702

Unless Otherwise Requested, All
Tax Statements shall be sent to:
No Change

PROPERTY LINE ADJUSTMENT DEED

The true and actual consideration for this conveyance is to perfect a property line adjustment as per Klamath County Planning Department File 10-23.

Oregon State Snowmobile Association is the owner of certain real property described on the attached Exhibit 1 as "Property 1" (Lot 12, Block 10 Tract No. 1042, Two Rivers North) who gained title through Document No. 2022-012979, records of the Klamath County Clerk.

Gilbert Keith Cordell and Karen Makinson Cordell, husband and wife and Justin James Wesie and Bethany B Wesie, husband and wife, is the owner of certain real property described on the attached Exhibit 2 as "Property 2" (Lot 11, Block 10 Tract No. 1042, Two Rivers North), who gained title through Document No. 2022-009217, records of the Klamath County Clerk.

Oregon State Snowmobile Association, Grantor, conveys to Gilbert Keith Cordell and Karen Makinson Cordell, husband and wife and Justin James Wesie and Bethany B Wesie, husband and wife, Grantee, a portion of Property 1 to Property 2, as described on the attached Exhibit 3, subject to the covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat.

Property 1 (Tract A) after the property line adjustment is described on the attached Exhibit 4.

Property 2 (Tract B) after the property line adjustments is described on the attached Exhibit 5.

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.

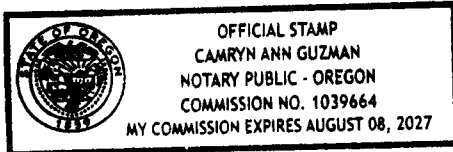
DATED this 29th day of January, 2024.

GRANTOR:

Lisa Mahoney
Oregon State Snowmobile Association
Lisa Mahoney, Executive Director

STATE OF OREGON, County of Deschutes) ss.

Personally appeared before me this 29 day of January, 2024, the above-named Lisa Mahoney, Executive Director, Oregon Snowmobile Association and acknowledged the foregoing instrument to be his/her voluntary act and deed.



Camryn Guzman
Notary Public of Oregon

DATED this 2nd day of January, 2024.

GRANTEE:

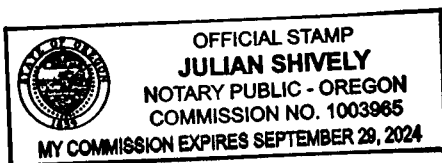
Gilbert Keith Cordell
Gilbert Keith Cordell

GRANTEE:

Karen Makinson Cordell
Karen Makinson Cordell

STATE OF Oregon, County of Douglas) ss.

Personally appeared before me this 2nd day of January, 2024, the above-named Gilbert Keith Cordell and Karen Makinson Cordell, husband and wife, and acknowledged the foregoing instrument to be his/her voluntary act and deed.



Julian Shively
Notary Public of Oregon

GRANTEE:

Justin James Wesie

GRANTEE:

Bethany B. Wesie

STATE OF Ohio, County of Wayne ss.

Personally appeared before me this 12 day of Jan., 2024, the above-named Justin James Wesie and Bethany B. Wesie, husband and wife, and acknowledged the foregoing instrument to be his/her voluntary act and deed.

Lindsey Heather Evans
Notary Public of ~~Oregon~~
Ohio



LINDSEY HEATHER EVANS
Notary Public
State of Ohio
My Comm. Expires
August 31, 2027

EXHIBIT 1

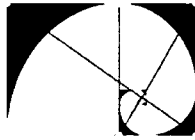
Property 1 before adjustment

Lot 12, Block 10, Tract No. 1042 Two Rivers North.

EXHIBIT 2

Property 2 before adjustment

Lot 11, Block 10, Tract No. 1042 Two Rivers North.



H.A. McCOY
ENGINEERING & SURVEYING, LLC

PO Box 533 Redmond, OR 97756 • 541-923-7554 • www.ham-engr.com

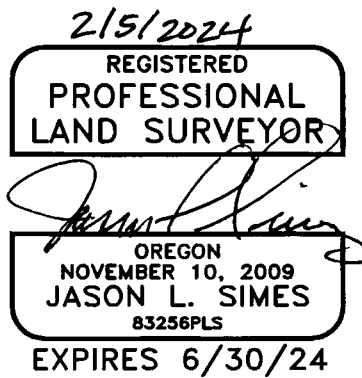
EXHIBIT 3

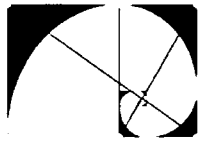
Transfer parcel from Property 1 To Property 2

A portion Lot 12, Block 10, Tract No. 1042 Two Rivers North, more particularly described as follows:

The Southerly 9.00 feet of said Lot 12.

The above-described lands contain 2,835 square feet of land, more or less.





H.A. McCOY
ENGINEERING & SURVEYING, LLC

PO Box 533 Redmond, OR 97756 · 541-923-7554 · www.ham-engr.com

EXHIBIT 4

TRACT A

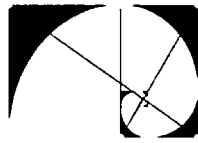
(Property 1 after adjustment)

Lot 12, Block 10, Tract No. 1042 Two Rivers North.

EXCEPT the Southerly 9.00 feet thereof of said Lot 12.

The above-described land contains 0.95 acres of land, more or less.





H.A. McCOY
ENGINEERING & SURVEYING, LLC

PO Box 533 Redmond, OR 97756 • 541-923-7554 • www.ham-engr.com

EXHIBIT 5

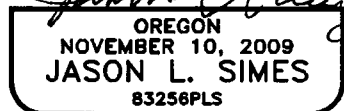
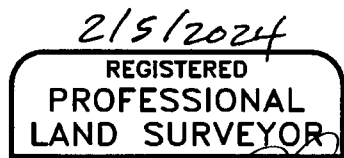
TRACT B

(Property 2 after adjustment)

Tract 11, Block 10 Tract No. 1042 Two Rivers North

TOGETHER with Southerly 9.00 feet of Lot 12, Block 10 Tract No. 1042 Two Rivers North.

The above-described lands contain 1.08 acres of land, more or less.



EXPIRES 6/30/24