

2024-001716

Klamath County, Oregon



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03/06/2024 01:05:26 PM

Fee: \$102.00

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

Name: Joseph Bair Jr
Address : 4069 Old Midland Rd
Klamath Falls, Or 97603

**UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING**

**ADDRESS: Joseph Bair Jr
4069 Old Midland Rd
Klamath Falls, OR 97603**

PROPERTY LINE ADJUSTMENT DEED

Joe J Bair, Jr., Grantor, conveys to Andrew J Nelmes, Grantee, the real property situated in the SE1/4 of the SE1/4 of Section 34, Township 39 South, Range 09 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 Bargain and Sale Deed recorded in the Klamath County Clerk's office, on December 14, 1993, Volume M93, Page 33208, and Grantee's property described in Exhibit "A" attached hereto ("Grantee's Property"), as vested in Grantee pursuant to that certain Bargain and Sale Deed recorded in the Klamath County Clerk's office, on July 8, 1994, Volume M94, Page 21246. 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: 3909-03400-02600

Grantee's Property APN: 3909-03400-02500

The true consideration for this conveyance is: \$17,000.00

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

Rhine-Cross Group

Returned at Counter

Dated March 4th 2024

GRANTOR:

Joseph J. Bair, Jr.
Joseph J. Bair, Jr.

STATE OF OREGON)
)
County of Klamath)

BEFORE ME, the undersigned authority, on this day personally appeared Joseph J. Bair, Jr., 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 4TH day of MARCH, 2024

(SEAL)



NOTARY PUBLIC, STATE OF OREGON
Print name: ORLANDO AQUINO
My commission expires: JANUARY 29, 2028

GRANTEE:

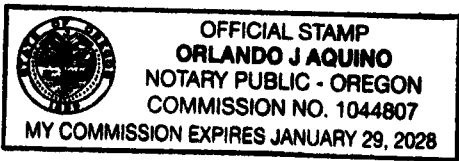
Andrew J. Nelmes
Andrew James Nelmes

STATE OF OREGON)
)
County of Klamath)

BEFORE ME, the undersigned authorities, on this day personally appeared Andrew James Nelmes, 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 4TH day of MARCH, 2024

(SEAL)



NOTARY PUBLIC, STATE OF OREGON
Print name: ORLANDO AQUINO
My commission expires: JANUARY 29, 2028

EXHIBIT A

Prior Legal Description
(PRIOR to Property Line Adjustments)

Grantor's Property

APN: 3909-03400-02600

A tract of land situated in the Southeast quarter of the Southeast quarter of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South section line of said Section 34, from which the Southeast corner of Section 34 bears North 89 degrees 50' East a distance of 663.0 feet, more or less; thence North 29 degrees 40' West, a distance of 26 feet, more or less; thence North 2 degrees 50' East, a distance of 187.6 feet, more or less; thence South 89 degrees 50' West, a distance of 300 feet, more or less; thence South a distance of 210 feet, more or less, to the South section line of said Section 34; thence North 89 degrees 50' East on said Section line of said Section 34, a distance of 306.7 feet, more or less, to the point of beginning.

EXCEPTING AND EXCLUDING THEREFROM any portion of the above-described premises which may lie within the right of way of the United States No. 3 Drain.

EXHIBIT A (continued)

Prior Legal Description

Grantee's Property

APN: 3909-03400-02500

All that part of the SE1/4 of the SE1/4 of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, included in the parcel of land described as follows:

Beginning at a point on the South boundary of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which the Southeast corner of said Section 34 bears North 89 degrees 50' East 969.7 feet and running thence North along the Westerly line of property owned by Klamath Irrigation District a distance of 210 feet; thence South 89 degrees 50' West 75 feet; thence South 210 feet to the South line of said Section; thence East along the South line of said Section a distance of 75 feet to the point of beginning.

TOGETHER WITH a 1959 Parkway Mobile Home with license plate #X-183942 which is firmly attached to the ground thereto.

EXHIBIT B

Beginning at a point on the south line of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which the Southeast corner of said Section 34 bears North 89°49'00" East, 969.70 feet; thence leaving said south line, North 00°49'49" East, 210.00 feet along the West line of property previous owned by Klamath Irrigation District described in Deed Volume M94 Page 21247 recorded at the Klamath County Clerk's Office; thence along the North line of said property, North 89°49'00" East, 60.00 feet; thence leaving said north line, South 00°49'49" West, 210.00 feet to the south line of said section; thence along said south line, South 89°49'00" West, 60.00 feet to the Point of Beginning. Containing 0.25 acres, more or less.

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: 3909-03400-02600

A tract of land situated in the Southeast quarter of the Southeast quarter of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South section line of said Section 34, from which the Southeast corner of Section 34 bears North 89 degrees 50' East a distance of 663.0 feet, more or less; thence North 29 degrees 40' West, a distance of 26 feet, more or less; thence North 2 degrees 50' East, a distance of 187.6 feet, more or less; thence South 89 degrees 50' West, a distance of 300 feet, more or less; thence South a distance of 210 feet, more or less, to the South section line of said Section 34; thence North 89 degrees 50' East on said Section line of said Section 34, a distance of 306.7 feet, more or less, to the point of beginning.

EXCEPTING AND EXCLUDING THEREFROM any portion of the above-described premises which may lie within the right of way of the United States No. 3 Drain.

ALSO EXCEPTING THEREFROM the following described real property:

Beginning at a point on the south line of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which the Southeast corner of said Section 34 bears North 89°49'00" East, 969.70 feet; thence leaving said south line, North 00°49'49" East, 210.00 feet along the West line of property previous owned by Klamath Irrigation District described in Deed Volume M94 Page 21247 recorded at the Klamath County Clerk's Office; thence along the North line of said property, North 89°49'00" East, 60.00 feet; thence leaving said north line, South 00°49'49" West, 210.00 feet to the south line of said section; thence along said south line, South 89°49'00" West, 60.00 feet to the Point of Beginning. Containing 0.25 acres, more or less.

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

EXHIBIT C (continued)

Grantee's Property

APN: 3909-03400-02500

A tract of land situated in the Southeast quarter of the Southeast quarter of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South section line of said Section 34, from which the Southeast corner of Section 34 bears North 89 degrees 50' East a distance of 663.0 feet, more or less; thence North 29 degrees 40' West, a distance of 26 feet, more or less; thence North 2 degrees 50' East, a distance of 187.6 feet, more or less; thence South 89 degrees 50' West, a distance of 300 feet, more or less; thence South a distance of 210 feet, more or less, to the South section line of said Section 34; thence North 89 degrees 50' East on said Section line of said Section 34, a distance of 306.7 feet, more or less, to the point of beginning.

EXCEPTING AND EXCLUDING THEREFROM any portion of the above-described premises which may lie within the right of way of the United States No. 3 Drain.

TOGETHER WITH the following described real property:

Beginning at a point on the south line of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which the Southeast corner of said Section 34 bears North 89°49'00" East, 969.70 feet; thence leaving said south line, North 00°49'49" East, 210.00 feet along the West line of property previous owned by Klamath Irrigation District described in Deed Volume M94 Page 21247 recorded at the Klamath County Clerk's Office; thence along the North line of said property, North 89°49'00" East, 60.00 feet; thence leaving said north line, South 00°49'49" West, 210.00 feet to the south line of said section; thence along said south line, South 89°49'00" West, 60.00 feet to the Point of Beginning. Containing 0.25 acres, more or less.

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