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Rhine-Cross

2024-002378

Klamath County, Oregon



00326631202400023780050053

03/29/2024 11:31:58 AM

Fee: \$102.00

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

Attn:
Name
Address
Address

**UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING
ADDRESS: JELD-WEN, Inc..**

**2645 Silver Crescent Dr
Charlotte, NC 28273**

PROPERTY LINE ADJUSTMENT DEED

Harbor Isles, LLC., an Oregon Limited Liability Company, Grantor, conveys to JELD-WEN, Inc., a Delaware corporation, Grantee, the real property situated in the Government Lots 5 and 6 of Section 19, Township 38 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 (INST. NO. 2023-010561) described in Exhibit "A" attached hereto ("Grantor's Property"), and Grantee's property (DEED VOL. 326 PG. 437) described in Exhibit "A" attached hereto ("Grantee's Property"). 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: 3809-01900-00300

Grantee's Property APN: 3809-01900-00100

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 _____.

GRANTOR:

John Doherty
Harbor Isles LLC

John Doherty
Harbor Isles LLC

STATE OF OREGON)

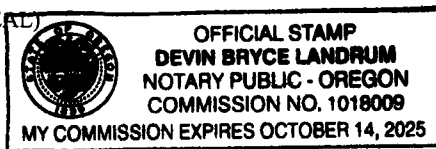
)

County of Klamath)

BEFORE ME, the undersigned authority, on this day personally appeared John Doherty and X, 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 27th day of February, 2024.

(SEAL)



NOTARY PUBLIC, STATE OF Oregon
Print name: Devin Landrum
My commission expires: 10-14-25

GRANTEE:

JELD-WEN, Inc.

JELD-WEN, Inc.

STATE OF OREGON)

)

County of Klamath)

BEFORE ME, the undersigned authorities, on this day personally appeared _____ and _____, 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 _____ day of _____.

(SEAL)

NOTARY PUBLIC, STATE OF _____
Print name: _____
My commission expires: _____

GRANTOR:

Harbor Isles LLC

Harbor Isles LLC

STATE OF _____)

)

County of _____)

BEFORE ME, the undersigned authority, on this day personally appeared _____ and _____, 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 ____ day of _____.

(SEAL)

NOTARY PUBLIC, STATE OF _____

Print name: _____

My commission expires: _____

GRANTEE:

JELD-WEN, Inc.

JELD-WEN, Inc.

STATE OF North Carolina

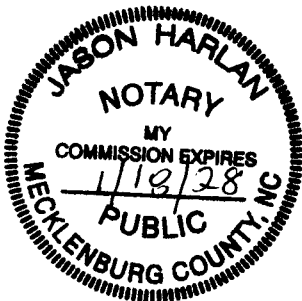
)

County of Mecklenburg

BEFORE ME, the undersigned authorities, on this day personally appeared JEFFREY Woulworth and _____, 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 26th day of MARCH.

(SEAL)



[Signature]

NOTARY PUBLIC, STATE OF NORTH CAROLINA

Print name: JASON HARLAN

My commission expires: 1/18/28

EXHIBIT A

Prior Legal Descriptions

(PRIOR to Property Line Adjustments)

Grantor's Property

APN: 3809-01900-00300

Parcel 2 of Land Partition 06-13, being an amended plat and a re-plat of Parcel 2 of Land Partition 12-08, situated in the S1/2 of Section 18, and a portion of Government Lots 4, 5, 6, 7, 8, 10 and 11 and the NE1/4 SW1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXHIBIT A (continued)

Grantee's Property

APN: 3809-01900-00400

PRIOR DESCRIPTION

Parcel 1 of Land Partition 06-08, being an amended plat and re-plat of Parcel 2 of Land Partition 12-08, situated in a portion of government lots 5, 6, and 7, Section 19, and government lots 1 and 6 of Section 18 all in Township 38 South, Range 9 East of the Willamette Meridian, Klamath Falls, Oregon.

EXHIBIT B

Beginning at the Southwest Corner of Parcel 1, Land Partition 06-13, said corner also being the Northwest corner of Parcel 3 of Land Partition 12-08; thence South 87°16'11" West, 35.24 feet; thence North 08°18'40" West, 130.12 feet; thence North 40°50'24" West, 56.46 feet; thence North 13°33'33" West, 141.89 feet; thence North 24°50'55" West, 129.85 feet; thence North 08°40'48" West, 248.52 feet; thence along the arc of a 176.20 foot radius curve to the left through a central angle of 40°03'03" (the long chord of which bears North 49°43'15" West, 120.68 feet); thence South 88°00'24" West, 230.00 feet; thence South 77°17'56" West, 210.49 feet; thence South 71°32'50" West, 196.82 feet; thence North 11°17'29" West to the North Line of Parcel 2 of Land Partition 06-13; thence North 50°22'13" East, 29.65 feet to the line common to Parcels 1 and 2 of Land Partition 06-13; thence continuing along said common line the following six (6) courses: North 76°05'21" East, 340.23 feet, thence North 88°14'31" East, 330.28 feet, thence South 56°57'35" East, 127.47 feet, thence South 13°49'01" East, 398.03 feet, thence South 15°25'24" East, 260.37 feet, thence South 10°24'42" East, 137.38 feet to the Point of Beginning.

EXHIBIT C

New Legal Descriptions

(POST Property Line Adjustment)

Grantor's Property

APN: 3809-01900-00300

Parcel 2 of Land Partition 06-13, being an amended plat and a re-plat of Parcel 2 of Land Partition 12-08, situated in the S1/2 of Section 18, and a portion of Government Lots 4, 5, 6, 7, 8, 10 and 11 and the NE1/4 SW1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the following described Property:

Beginning at the Southwest Corner of Parcel 1, Land Partition 06-13, said corner also being the Northwest corner of Parcel 3 of Land Partition 12-08; thence South 87°16'11" West, 35.24 feet; thence North 08°18'40" West, 130.12 feet; thence North 40°50'24" West, 56.46 feet; thence North 13°33'33" West, 141.89 feet; thence North 24°50'55" West, 129.85 feet; thence North 08°40'48" West, 248.52 feet; thence along the arc of a 176.20 foot radius curve to the left through a central angle of 40°03'03" (the long chord of which bears North 49°43'15" West, 120.68 feet); thence South 88°00'24" West, 230.00 feet; thence South 77°17'56" West, 210.49 feet; thence South 71°32'50" West, 196.82 feet; thence North 11°17'29" West to the North Line of Parcel 2 of Land Partition 06-13; thence North 50°22'13" East, 29.65 feet to the line common to Parcels 1 and 2 of Land Partition 06-13; thence continuing along said common line the following six (6) courses: North 76°05'21" East, 340.23 feet, thence North 88°14'31" East, 330.28 feet, thence South 56°57'35" East, 127.47 feet, thence South 13°49'01" East, 398.03 feet, thence South 15°25'24" East, 260.37 feet, thence South 10°24'42" East, 137.38 feet to the Point of Beginning.

EXHIBIT C (continued)

Grantee's Property

APN: 3809-01900-00400

Parcel 1 of Land Partition 06-08, being situated in a portion of government lots 5, 6, and 7, Section 19, and government lots 1 and 6 of Section 18 all in Township 38 South, Range 9 East of the Willamette Meridian, Klamath Falls, Oregon.

IN ADDITION THERETO the following described Property

Beginning at the Southwest Corner of Parcel 1, Land Partition 06-13, said corner also being the Northwest corner of Parcel 3 of Land Partition 12-08; thence South 87°16'11" West, 35.24 feet; thence North 08°18'40" West, 130.12 feet; thence North 40°50'24" West, 56.46 feet; thence North 13°33'33" West, 141.89 feet; thence North 24°50'55" West, 129.85 feet; thence North 08°40'48" West, 248.52 feet; thence along the arc of a 176.20 foot radius curve to the left through a central angle of 40°03'03" (the long chord of which bears North 49°43'15" West, 120.68 feet); thence South 88°00'24" West, 230.00 feet; thence South 77°17'56" West, 210.49 feet; thence South 71°32'50" West, 196.82 feet; thence North 11°17'29" West to the North Line of Parcel 2 of Land Partition 06-13; thence North 50°22'13" East, 29.65 feet to the line common to Parcels 1 and 2 of Land Partition 06-13; thence continuing along said common line the following six (6) courses: North 76°05'21" East, 340.23 feet, thence North 88°14'31" East, 330.28 feet, thence South 56°57'35" East, 127.47 feet, thence South 13°49'01" East, 398.03 feet, thence South 15°25'24" East, 260.37 feet, thence South 10°24'42" East, 137.38 feet to the Point of Beginning.