

Shirley Pederson  
Returned at Counter

2024-010361

Klamath County, Oregon

**APPLICATION FOR RECORDING MANUFACTURED  
HOME AS REAL PROPERTY**

After recording return to:

Michael P. Rudd

411 Pine St., Klamath Falls, OR 97601



00336233202400103610020020

11/27/2024 03:17:16 PM

Fee: \$87.00

Send all future tax bills to:

Shirley Pederson

5612 Sturdivant Ave., Klamath Falls, OR 97603

**Check appropriate box:** ☐ New home ☒ Existing home - X Plate Number (if applicable) \_\_\_\_\_

**LEGAL DESCRIPTION OF MANUFACTURED STRUCTURE**

1999 YEAR	Fuqua Homes, Inc. MAKE	HUD number	16770 VEHICLE IDENTIFICATION NUMBER (VIN)	WIDTH	LENGTH
294624 Home ID		County ID Number	22551 Hwy 140 E., Dairy, OR 97625 Situs Address		

**Legal description per ORS 93.600 or reference number of previously recorded deed: (attach additional sheets if needed)**

Map and Tax Lot Number:

Please see Additional Sheet for Legal Description attached hereto

Pederson, Shirley N., Trustee of the Shirley Pederson Trust  
PRINTED NAME OF OWNER(S)

PRINTED NAME OF OWNER(S) (For additional owners, attach a second sheet)

5612 Sturdivant Ave., Klamath Falls, OR 97603

MAILING ADDRESS (If different than situs address)

SECURITY INTEREST HOLDER NAME AND ADDRESS (If no security interest holder, write "none." Attach additional sheet if needed.) N/A

**ACKNOWLEDGMENT**

County Assessor/Tax Collector or Escrow Officer

11/18/24  
Date

**CERTIFICATION**

I certify that in accordance with ORS 446.626:

- ♦ The same person owns the manufactured structure and the real property as described above on which the manufactured structure is or will be situated **OR**
- ♦ The owner of the manufactured structure holds a recorded leasehold estate of 20 or more years of the land;
- ♦ The manufactured structure is or will be affixed to the real property and subject to taxation by the county in which it is located as an improvement to the real property;
- ♦ Each person with a security interest in the manufactured structure and each person with a security interest in the real property approves the exemption from ownership document; and
- ♦ This certification is being submitted for recording to the county clerk for the county in which the real property is located. A copy of said recorded document is being provided to the County Assessor in addition to the State of Oregon Building Codes Division, or one of its county agents along with the County Manufactured Home Notification and Tax Certification Form for Used Homes and a Manufactured Home Bill of Sale/Change Application.

X SIGNATURE OF OWNER

Shirley Pederson

X SIGNATURE OF OWNER

State of Oregon, County of Klamath

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of November, 2024 by Shirley Pederson.

Signature of Notary Public

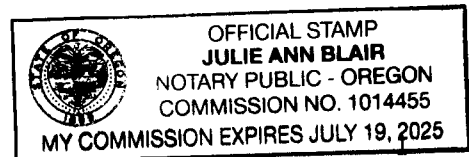
Julie Blair

My commission expires:

7/19/2025



440-5176 (1/17/COM)



### **Additional Sheet for Legal Description, if needed.**

That portion of the following described property which lies within Section 27, Township 38 South, Range 11 ½ East of the Willamette Meridian, Klamath County, Oregon:

Parcel 3 of Major Land Partition No. 27-85 more particularly described as follows:

A parcel of land located in the SE ¼ SW ¼ of Section 27, and the NE ¼ NW ¼ of Section 34, Township 38 South, Range 11 ½ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the quarter corner common to Sections 27 and 34, Township 38 South, Range 11 ½ East of the Willamette Meridian, Klamath County, Oregon; thence South 00°12' 45" West along the North-South Centerline of Section 34, 250.75 feet to a point on the Northerly right of way line of State Highway 140; thence following said right of way line along the arc of a 2824.79 foot radius curve to the right 96.35 feet, the long chord of which bears South 38°43' 23" West 96.34 feet; thence North 00°12' 45" East 285.71 feet; thence North 89°15' 20" West 180.01 feet; thence South 00°12' 45" West 247.80 feet; thence North 89°55' 07" West 114.05 feet; thence North 9°58' 30" West 266.86 feet to a point on the Southeasterly right of way line of the O.C. & E. Railroad; thence along said right of way line North 31°08' 03" East 781.68 feet to a point on the North-South centerline of Section 27; thence South 00°15' 04" West 646.40 feet to the point of beginning.

TOGETHER WITH a non-exclusive private easement for vehicular and public utility access created by Warranty Deed recorded April 9, 1998 in Volume M98, page 11673, Microfilm Records of Klamath County, Oregon, described as follows:

A strip of land 60.00 feet wide located in the NE ¼ NW ¼ of Section 34, Township 38 South, Range 11 ½ East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the quarter corner common to Sections 27 and 34, Township 38 South, Range 11 ½ East of the Willamette Meridian, Klamath County, Oregon; thence South 00°12' 45" West along the North-South centerline of Section 34, 250.75 feet to a point on the Northerly right of way line of State Highway 140; thence following said right of way line along the arc of a 2824.79 foot radius curve to the right 96.35 feet, the long chord of which bears South 38°43' 23" West 96.34 feet; thence North 00°12' 45" East 326.71 feet, more or less, to the section line common to Sections 27 and 34, Township 38 South, Range 11 ½ East of the Willamette Meridian, Klamath County, Oregon; thence Easterly along section line to the point of beginning.

ALSO TOGETHER WITH an easement for utility purposes to provide access to Pole #F 10340 located on adjacent property.