

TRUE LINE  
Returned at Counter

AFTER RECORDING RETURN TO:  
DENNIS RAY & TAMMARA LOUISE WIARD  
11911 CLOVIS DR  
KLAMATH FALLS , OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS SHALL BE SENT TO THE  
FOLLOWING ADDRESS:  
DENNIS RAY & TAMMARA LOUISE WIARD  
11911 CLOVIS DR  
KLAMATH FALLS , OR 97603

2025-001506  
Klamath County, Oregon

TH



03/03/2025 01:26:46 PM

Fee: \$82.00

PROPERTY LINE ADJUSTMENT DEED

DENNIS RAY & TAMMARA LOUISE WIARD, AS TENANTS BY THE ENTIRETY, GRANTORS, CONVEY TO  
DENNIS RAY & TAMMARA LOUISE WIARD, AS TENANTS BY THE ENTIRETY, GRANTEES, THE FOLLOWING  
DESCRIBED REAL PROPERTY IN KLAMATH COUNTY, OREGON, TO-WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE N1/2 SE1/4 OF SECTION 9, T39S, R10E WM, KLAMATH COUNTY,  
OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THAT PROPERTY DESCRIBED IN DEED VOLUME 2023-  
010396 AS RECORDED IN THE DEED VOLUMES OF KLAMATH COUNTY, OREGON, FROM WHICH THE 1/4  
CORNER COMMON TO SECTIONS 9 AND 10, SAID TOWNSHIP AND RANGE, BEARS NORTH 57° 23' 58"  
EAST A DISTANCE OF 588.74 FEET; THENCE SOUTH 00°13'31" WEST A DISTANCE OF 288.66 FEET;  
THENCE NORTH 89°46'07" WEST A DISTANCE OF 116.53 FEET; THENCE NORTH 00°14'06" EAST A  
DISTANCE OF 288.75 FEET; THENCE SOUTH 89°42'47" EAST A DISTANCE OF 116.48 FEET, TO THE POINT  
OF BEGINNING, CONTAINING 0.8 ACRES, MORE OR LESS. THE BASIS OF BEARING FOR THIS LEGAL  
DESCRIPTION IS THE OCRS, BEND – KLAMATH FALLS ZONE.

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  
07-24. THE PURPOSE OF THIS DOCUMENT IS TO PROVIDE AN ACCURATE LEGAL DESCRIPTION OF THE  
PROPERTY AS ADJUSTED BY SAID PROPERTY LINE ADJUSTMENT 07-24.

DATE: 3-3-2025  
Dennis R. Wiard

DENNIS RAY WIARD  
Tammara L. Wiard TAMMARA LOUISE WIARD

STATE OF Oregon  
COUNTY OF Klamath

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 3/3/2025  
BY DENNIS RAY WIARD AND TAMMARA LOUISE WIARD

Angela Jo Fuller  
NOTARY PUBLIC FOR THE STATE OF Oregon

MY COMMISSION EXPIRES: 01/26/2026

