

Returned at Counter Darla Smith



03/07/2025 09:05:41 AM

Fee: \$97.00

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

Name: Jerry Lynn Stewart
Address: 1939 Logan St
Klamath Falls, OR 97603

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

**ADDRESS: Jerry Lynn Stewart
1939 Logan St
Klamath Falls, OR 97603**

PROPERTY LINE ADJUSTMENT DEED

HORSEFLY IRRIGATION DISTRICT, Grantor, conveys to JERRY LYNN STEWART, Grantee, the real property situated in the NW1/4 of the SE1/4 of Section 10, Township 39 South, Range 11 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 deed recorded in the Klamath County Clerk's office, on July 8, 1975, Volume M75, Page 8011, and Grantee's property described in Exhibit "A" attached hereto ("Grantee's Property"), as vested in deed recorded in the Klamath County Clerk's office, on July 15, 1987, Volume M87, Page 12518. 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: 3911-010D0-01200

Grantee's Property APN: 3911-010D0-01300

The true consideration for this conveyance is: \$1

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

EXHIBIT A

Prior Legal Descriptions (PRIOR to Property Line Adjustments)

Grantor's Property

APN: 3911-010D0-01200

A tract of land located in the NW1/4 of SE1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at the Southwest corner of Block 21, FIRST ADDITION TO BONANZA: thence North 33°50' East 303.0 feet more or less to a point on the South right of way of the Horsefly Irrigation Canal; thence South 56°10' East 185.0 feet to the point that is the Southwest corner of Tax Lot 22; thence South 188.0 feet to the point of beginning; thence South 56°10' East 134.4 feet to a point on the South right of way of the Horsefly Ditch; thence South 28°11'30" East 42.94 feet along the right of way to a point at the inlet of the Horsefly Ditch and the West line of Lost River; thence along the meander line to a point that is 90.0 feet more or less South 57°0' East of a point that is 152.0 feet South of the point of beginning; thence North 57°0' West 90.0 feet to a point; thence North 152.0 feet to the point of beginning.

EXHIBIT A (continued)

Prior Legal Description

Grantee's Property

APN: 3911-010D0-01300

A tract of land located in the NW1/4 of SE1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at the Southwest corner of Tax Lot 22 which is the point of beginning; thence South 23°11'30" East 326.70 feet to a point on the inlet of the Horsefly Ditch at the Westerly line of Lost River; thence along the meander line to a point that is 90.0 feet more or less South 57°0' East of a point 340.0 feet South of the point of beginning; thence North 57°0' West 90.0 feet; thence North 340.0 feet to the point of beginning.

EXHIBIT B

Conveyance Portion

Commencing at the Southwest Corner of Tax Lot 22, being the intersection of the east right of way of Lost Ave and the South right of way of the Horsefly Irrigation Canal; thence, along the East right of way of Lost Ave, South 00°19'47" East, 180.27 feet to the Point of Beginning; thence leaving said right of way and along the north line of that property described in Deed Vol. M75 Page 8011, South 56°38'29" East, 129.93 feet to the West right of way of the Horsefly Irrigation Canal; thence along said west line, South 23°31'17" East, 36.60 feet to the Meander line of Lost River; thence along said Meander line, South 37°35'07" West, 30.08 feet; thence, leaving said Meander line, North 56°38'29" West, 125.04 feet to said East right of way of Lost Ave; thence, along said East right of way, North 00°19'47" West, 60.09 feet to the Point of Beginning.

Basis of Bearing is the Oregon Coordinate Reference System, Bend-Klamath Zone as shown on Property Line Adjustment 3-25.

EXHIBIT C

New Legal Descriptions (POST Property Line Adjustment)

Grantor's Property

APN: 3911-010D0-01200

A tract of land located in the NW1/4 of SE1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at the Southwest corner of Block 21, FIRST ADDITION TO BONANZA: thence North 33°50' East 303.0 feet more or less to a point on the South right of way of the Horsefly Irrigation Canal; thence South 56°10' East 185.0 feet to the point that is the Southwest corner of Tax Lot 22; thence South 188.0 feet to the point of beginning; thence South 56°10' East 134.4 feet to a point on the South right of way of the Horsefly Ditch; thence South 28°11'30" East 42.94 feet along the right of way to a point at the inlet of the Horsefly Ditch and the West line of Lost River; thence along the meander line to a point that is 90.0 feet more or less South 57°0' East of a point that is 152.0 feet South of the point of beginning; thence North 57°0' West 90.0 feet to a point; thence North 152.0 feet to the point of beginning.

EXCEPTING THEREFROM the following described property:

Commencing at the Southwest Corner of Tax Lot 22, being the intersection of the east right of way of Lost Ave and the South right of way of the Horsefly Irrigation Canal; thence, along the East right of way of Lost Ave, South 00°19'47" East, 180.27 feet to the Point of Beginning; thence leaving said right of way and along the north line of that property described in Deed Vol. M75 Page 8011, South 56°38'29" East, 129.93 feet to the West right of way of the Horsefly Irrigation Canal; thence along said west line, South 23°31'17" East, 36.60 feet to the Meander line of Lost River; thence along said Meander line, South 37°35'07" West, 30.08 feet; thence, leaving said Meander line, North 56°38'29" West, 125.04 feet to said East right of way of Lost Ave; thence, along said East right of way, North 00°19'47" West, 60.09 feet to the Point of Beginning.

Basis of Bearing is the Oregon Coordinate Reference System, Bend-Klamath Zone as shown on Property Line Adjustment 3-25.

Grantee's Property

APN: 3911-010D0-01300

A tract of land located in the NW1/4 of SE1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at the Southwest corner of Tax Lot 22 which is the point of beginning; thence South 23°11'30" East 326.70 feet to a point on the inlet of the Horsefly Ditch at the Westerly line of Lost River; thence along the meander line to a point that is 90.0 feet more or less South 57°0' East of a point 340.0 feet South of the point of beginning; thence North 57°0' West 90.0 feet; thence North 340.0 feet to the point of beginning.

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Commencing at the Southwest Corner of Tax Lot 22, being the intersection of the east right of way of Lost Ave and the South right of way of the Horsefly Irrigation Canal; thence, along the East right of way of Lost Ave, South 00°19'47" East, 180.27 feet to the Point of Beginning; thence leaving said right of way and along the north line of that property described in Deed Vol. M75 Page 8011, South 56°38'29" East, 129.93 feet to the West right of way of the Horsefly Irrigation Canal; thence along said west line, South 23°31'17" East, 36.60 feet to the Meander line of Lost River; thence along said Meander line, South 37°35'07" West, 30.08 feet; thence, leaving said Meander line, North 56°38'29" West, 125.04 feet to said East right of way of Lost Ave; thence, along said East right of way, North 00°19'47" West, 60.09 feet to the Point of Beginning.

Basis of Bearing is the Oregon Coordinate Reference System, Bend-Klamath Zone as shown on Property Line Adjustment 3-25.