

Returned at Counter Rhine Cross LLC



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03/21/2025 12:09:30 PM

Fee: \$97.00

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

Name: Hunter & Stacey Moyles
Address : 3030 Round Lake Rd
Klamath Falls, Or 97601

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

**ADDRESS: Hunter & Stacey Moyles
3030 Round Lake Rd
Klamath Falls, OR 97601**

PROPERTY LINE ADJUSTMENT DEED

Hunter W. & Stacey L. Moyles, Grantor, conveys to Hunter W. & Stacey L. Moyles, Grantee, the real property situated in the SE1/4 of the NE1/4 of Section 7, Township 39 South, Range 08 East of the Willamette Meridian, described in Exhibit "B" attached hereto.

This instrument is executed to accomplish a property line adjustment between Parcels 2 and 3 of Land Partition 80-20 as described in Exhibit "A" attached hereto ("Grantor's Property"), and vested in Grantor pursuant to that certain Statutory Warranty Deed recorded in the Klamath County Clerk's office, on July 21, 2017 as Instrument Number 2017-8178. The purpose of this adjustment is to enlarge said Parcel 2 and reduce said Parcel 3 by the transfer 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: 3908-00700-00900

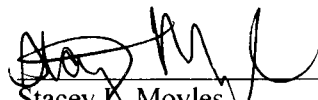
The true consideration for this conveyance is: \$1

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

Dated 3/21/2025.

GRANTOR:


Hunter W. Moyles


Stacey L. Moyles

STATE OF OREGON)

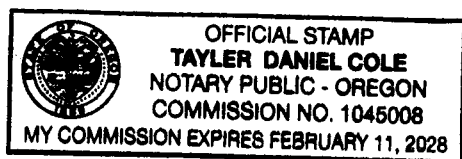
)

County of Klamath)

BEFORE ME, the undersigned authority, on this day personally appeared Hunter W. & Stacey L. Moyles, 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 21 day of MARCH 2025.

(SEAL)



NOTARY PUBLIC, STATE OF OREGON

Print name: TAYLER D. COLE

My commission expires: FEB 11, 2028

EXHIBIT A

Prior Legal Descriptions (PRIOR to Property Line Adjustments)

Grantor's Property

APN: 3908-00700-00900

Parcel 1 (Parcel 2 LP 80-20)

A parcel of land located in the NE1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at the N1/4 corner of Section 7; thence South 00 degrees 17' 30" East 1331.69 feet; thence South 89 degrees 53' 25" East 666.73 feet to the true point of beginning; thence continuing South 89 degrees 53' 25" East 666.74 feet; thence South 00 degrees 28' 30" 1330.96 feet to the southerly line of the NE1/4; thence along said Southerly line North 89 degrees 55' 26" West 668.86 feet; thence North 00 degrees 23' 00" West 1331.31 feet to the true point of beginning.

Parcel 2 (Parcel 3 LP 80-20)

A parcel of land located in the NE1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the E1/4 corner of said Section 7; thence along the East line of said Section North 00 degrees 39' 28" West 498.84 feet to the True Point of Beginning; thence North 89 degrees 54' 40" 1336.12 feet; thence North 00 degrees 28' 30" West 665.48 feet; thence South 89 degrees 53' 45" East 1334.00 feet to the East line of said Section 7; thence along said East line South 00 degrees 39' 28" East 665.12 feet to the true point of beginning.

EXHIBIT B

Conveyance Portion

A tract of land located in the SE1/4 of the NE1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Parcel 3 of LP 80-20; thence North 00°20'58" West, 665.54 feet to the Northwest corner of said Parcel 3; thence, along the North line of said Parcel 3 North 89°48'10" East, 1009.59 feet; thence, leaving said North line, South 01°42'24" East, 676.26 feet to the South line of Said Parcel 3; thence North 89°35'44" West, 985.41 feet to the Point of Beginning.

Basis of Bearing is the Oregon Coordinate Reference System, Bend-Klamath Zone as shown on Property Line Adjustment 13-24.

EXHIBIT C

New Legal Descriptions

(POST Property Line Adjustment)

Grantor's Property

APN: 3909-03400-02600

Adjusted Parcel 2 LP 80-20:

A parcel of land located in the SE1/4 of the NE1/4 and the SW1/4 of the NE1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Center Quarter Corner of Section 7; thence South 89°46'16" East, 673.29 feet to the Point of Beginning marked with a 5/8" rebar per County Survey 3489; thence, along the line between Parcels 1 and 2 of Land Partition 80-20, North 00°14'39" West, 1331.75 feet to the Northwest Corner of said Parcel 2; thence South 89°42'37" East, 664.21 feet to the Northeast Corner of Said Parcel 2; thence South 00°20'58" East, 166.38 feet to the Northwest Corner of Parcel 3 of LP 80-20; thence, along the North line of said Parcel 3 North 89°48'10" East, 1009.59 feet; thence, leaving said North line, South 01°42'24" East, 676.26 feet to the South line of said Parcel 3; thence North 89°35'44" West, 985.41 feet to the Southwest Corner of said Parcel 3; thence South 00°20'58" East, 499.17 feet to the Southwest Corner of Said Parcel 2; thence North 89°46'26" West, 666.65 feet to the Point of Beginning.

Basis of Bearing is the Oregon Coordinate Reference System, Bend-Klamath Zone as shown on Property Line Adjustment 13-24.

Adjusted Parcel 3 LP 80-20:

A parcel of land located in the SE1/4 of the NE1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the East Quarter Corner of Section 7; thence North 00°26'27" West, 498.23 feet to the Point of Beginning marked with a 1/2" Rebar per County Survey 2590; thence, along the South line of Parcel 1 of Land Partition 80-20, North 89°35'44" West, 352.69 feet; thence North 01°42'21" East, 676.26 feet to the North line of said Parcel 1; thence, along said North line, North 89°48'10" East, 327.32 feet to the Northeast Corner of said Parcel 1; thence, along the East line of said Parcel 1, South 00°26'27" East, 679.60 feet to the Point of Beginning.

Basis of Bearing is the Oregon Coordinate Reference System, Bend-Klamath Zone as shown on Property Line Adjustment 13-24.