

Returned at Counter

TRU LINE

AFTER RECORDING RETURN TO:
ESTRADA JARED KEITH & BAILEY C
14923 CLOVER CREEK RD
KLAMATH FALLS , OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS SHALL BE SENT TO THE
FOLLOWING ADDRESS:
ESTRADA JARED KEITH & BAILEY C
14923 CLOVER CREEK RD
KLAMATH FALLS , OR 97601

2025-002332
Klamath County, Oregon

THIS SF



04/01/2025 08:56:16 AM

Fee: \$82.00

PROPERTY LINE ADJUSTMENT DEED

JARED KEITH ESTRADA AND BAILEY C. ESTRADA, AS TENANTS BY THE ENTIRETY, GRANTORS, CONVEYS TO JARED KEITH ESTRADA AND BAILEY C. ESTRADA, 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 SE1/4 NW1/4 AND NE1/4 NW1/4 OF SECTION 31, T39S, R8E WM, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF PARCEL 1, LAND PARTITION 7-00; THENCE NORTH 43°33'08" EAST A DISTANCE OF 239.71 FEET; THENCE SOUTH 46°39'23" EAST A DISTANCE OF 200.02 FEET; THENCE SOUTH 43°31'50" WEST A DISTANCE OF 240.35 FEET; THENCE NORTH 46°28'22" WEST A DISTANCE OF 200.10 FEET, TO THE POINT OF BEGINNING, CONTAINING 1.1 ACRES, MORE OR LESS.

THE BASIS OF BEARING OF THIS LEGAL DESCRIPTION IS THE OREGON COORDINATE REFERENCE SYSTEM, 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). THE PURPOSE OF THIS DOCUMENT IS TO PROVIDE AN ACCURATE LEGAL DESCRIPTION OF THE PROPERTY AS ADJUSTED BY PROPERTY LINE ADJUSTMENT 09-24.

DATE: 3/31/2025

Jared Keith Estrada
JARED KEITH ESTRADA

Bailey Estrada
BAILEY C. ESTRADA

STATE OF Oregon)
COUNTY OF Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 31, 2025
BY JARED KEITH ESTRADA AND BAILEY C. ESTRADA

Hannah Marie Nelson
NOTARY PUBLIC FOR THE STATE OF Oregon

MY COMMISSION EXPIRES: Nov. 16, 2026

