



00341050202500029870040045

04/23/2025 10:11:45 AM

Fee: \$97.00

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

Name: Jose Lujan
Address : 3325 Altamont Drive
Klamath Falls, Or 97603

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

**ADDRESS: Jose Lujan
3325 Altamont Drive
Klamath Falls, OR 97603**

PROPERTY LINE ADJUSTMENT DEED

Dorothy Lujan and Jose Lujan, as tenants by the entirety, Grantor, conveys to Dorothy Lujan and Jose Lujan, as tenants by the entirety, Grantee, the real property situated in the SE1/4 of the SW1/4 of Section 3, Township 39 South, Range 09 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 Grantor pursuant that certain Statutory Warranty Deed recorded in the Klamath County Clerk's office, on June 24, 2013, as Instrument No. 2013-007198, and Grantee's property described in Exhibit "A" attached hereto ("Grantee's Property"), as vested in Grantee pursuant to that certain Warranty Deed recorded in the Klamath County Clerk's office, on March 3, 1998, as Volume M98, Page 6880. 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: 3909-003CD-01400

Grantee's Property APN: 3909-003CD-01300

The true consideration for this conveyance is: \$0

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 4-27-2025

GRANTOR:

Dorothy Lujan
Dorothy Lujan

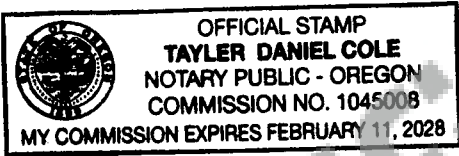
Jose Lujan
Jose Lujan

STATE OF OREGON)
)
County of Klamath)

BEFORE ME, the undersigned authority, on this day personally appeared Dorothy Lujan and Jose Lujan, 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 23 day of APRIL, 2025.

(SEAL)



NOTARY PUBLIC, STATE OF OREGON
Print name: TAYLER DANIEL COLE
My commission expires: FEBRUARY 11, 2028

GRANTEE:

Dorothy Lujan
Dorothy Lujan

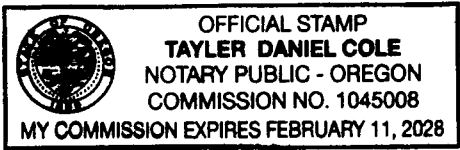
Jose Lujan
Jose Lujan

STATE OF OREGON)
)
County of Klamath)

BEFORE ME, the undersigned authorities, on this day personally appeared Dorothy Lujan and Jose Lujan, 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 23 day of APRIL, 2025.

(SEAL)



NOTARY PUBLIC, STATE OF OREGON
Print name: TAYLER DANIEL COLE
My commission expires: FEBRUARY 11, 2028

EXHIBIT A

Prior Legal Description
(PRIOR to Property Line Adjustments)

Grantor's Property

APN: 3909-003CD-01400

Lot 10 in Block 3 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Excepting the Easterly 25 feet thereof.

EXHIBIT A (continued)

Prior Legal Description

Grantee's Property

APN: 3909-003CD-01300

The Easterly 25 feet of Lot 10 in Block 3 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXHIBIT B

An area of land located in Lot 10 of Block 3 of the Plat "First Addition of Altamont Acres" situated in the Southeast 1/4 of the Southwest 1/4 of Section 3, Township 39 South, Range 09 East, Willamette Meridian.

Commencing at the Northwest corner of said Lot 10; thence along the South right-of-way line of Boardman Avenue, South 89°29'20" East, 53.02 feet to the point of beginning; thence continuing along said South right-of-way line, South 89°29'20" East, 27.00 feet; thence leaving said South right-of-way line, South 00°23'25" West, 200.02 feet to the South line of said Lot 10; thence along said South line, North 89°28'43" West, 27.00 feet; thence leaving said South line, North 00°23'25" East, 200.01 feet to the point of beginning.

Containing 5,410 square feet, more or less.

Basis of Bearing is the Oregon Coordinate Reference System, Bend-Klamath Zone.

EXHIBIT C

New Legal Descriptions

(POST Property Line Adjustment)

Grantor's Property

APN: 3909-003CD-01400

Lot 10 in Block 3 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Excepting the Easterly 25 feet thereof.

EXCEPTING THEREFROM the following described real property:

An area of land located in Lot 10 of Block 3 of the Plat "First Addition of Altamont Acres" situated in the Southeast 1/4 of the Southwest 1/4 of Section 3, Township 39 South, Range 09 East, Willamette Meridian.

Commencing at the Northwest corner of said Lot 10; thence along the South right-of-way line of Boardman Avenue, South 89°29'20" East, 53.02 feet to the point of beginning; thence continuing along said South right-of-way line, South 89°29'20" East, 27.00 feet; thence leaving said South right-of-way line, South 00°23'25" West, 200.02 feet to the South line of said Lot 10; thence along said South line, North 89°28'43" West, 27.00 feet; thence leaving said South line, North 00°23'25" East, 200.01 feet to the point of beginning.

Containing 5,410 square feet, more or less.

Basis of Bearing is the Oregon Coordinate Reference System, Bend-Klamath Zone.

EXHIBIT C (continued)

Grantee's Property

APN: 3909-003CD-01300

The Easterly 25 feet of Lot 10 in Block 3 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH the following described real property:

An area of land located in Lot 10 of Block 3 of the Plat "First Addition of Altamont Acres" situated in the Southeast 1/4 of the Southwest 1/4 of Section 3, Township 39 South, Range 09 East, Willamette Meridian.

Commencing at the Northwest corner of said Lot 10; thence along the South right-of-way line of Boardman Avenue, South 89°29'20" East, 53.02 feet to the point of beginning; thence continuing along said South right-of-way line, South 89°29'20" East, 27.00 feet; thence leaving said South right-of-way line, South 00°23'25" West, 200.02 feet to the South line of said Lot 10; thence along said South line, North 89°28'43" West, 27.00 feet; thence leaving said South line, North 00°23'25" East, 200.01 feet to the point of beginning.

Containing 5,410 square feet, more or less.

Basis of Bearing is the Oregon Coordinate Reference System, Bend-Klamath Zone.