

Returned at Counter
Rhine-Cross Group, LLC

2025-007888

Klamath County, Oregon



00346841202500078880050059

09/04/2025 03:17:04 PM

Fee: \$107.00

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

Name: First Church of God of Klamath Falls
Address: 2802 Altamont Drive
Klamath Falls, Or 97603

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

Name: First Church of God of Klamath Falls
Address: 2802 Altamont Drive
Klamath Falls, OR 97603

PROPERTY LINE ADJUSTMENT DEED

First Church of God of Klamath Falls, Oregon, a non-profit corporation, Grantor, conveys to First Church of God of Klamath Falls, Oregon, a non-profit corporation, 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 Bargain and Sale Deed recorded in the Klamath County Clerk's office, on December 22, 2022, as Instrument No. 2022-014485, and Grantee's property described in Exhibit "A" attached hereto ("Grantee's Property"), as vested in Grantee pursuant to that certain Bargain and Sale Deed recorded in the Klamath County Clerk's office, on December 22, 2022, as Instrument No. 2022-014485. The purpose of this adjustment is to enlarge Grantor's Property and reduce Grantee'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-04200


Grantee's Property APN: 3909-003CD-05900

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 9-5-2025.

GRANTOR:



First Church of God Klamath Falls
Joddie Amidon, President

STATE OF OREGON)

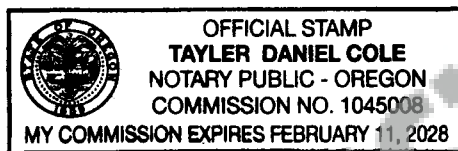
)

County of Klamath)

BEFORE ME, the undersigned authority, on this day personally appeared Joddie Amidon, known to me to be the person whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

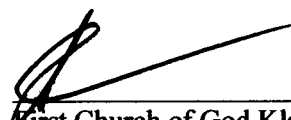
Given under my hand and seal of office this 5TH day of SEPTEMBER 2025.

(SEAL)



NOTARY PUBLIC, STATE OF OREGON
Print name: TAYLER DANIEL COLE
My commission expires: 02-11-2028

GRANTEE:



First Church of God Klamath Falls
Joddie Amidon, President

STATE OF OREGON)

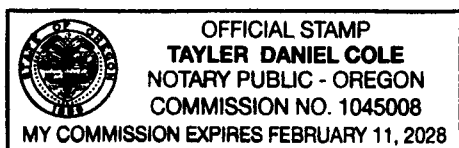
)

County of Klamath)

BEFORE ME, the undersigned authorities, on this day personally appeared Joddie Amidon, 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 5TH day of SEPTEMBER 2025.

(SEAL)



NOTARY PUBLIC, STATE OF OREGON
Print name: TAYLER DANIEL COLE
My commission expires: 02-11-2028

EXHIBIT A

**Prior Legal Description
(PRIOR to Property Line Adjustments)**

Grantor's Property

APN: 3909-003CD-04200

Parcel 4:

Lot 4, Block 4, 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 THEREFROM the North 5 feet taken by Klamath County for the widening of Delaware Avenue as set forth in the instrument recorded October 18, 1963, in Book 348 at Page 571, Deed Records of Klamath County, Oregon.

EXHIBIT A (continued)

Prior Legal Description

Grantee's Property

APN: 3909-003CD-05900

Parcel 5:

Lots 20, 21, and 22, Block 4, 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 THEREFROM that portion conveyed for road purposes in Volume M-69 at Page 6497, Deed Records of Klamath County, Oregon.

EXHIBIT B

An area of land located in Lot 4 of Block 4 of the Plat "First Addition of Altamont Acres" situated in the Southeast 1/4 of the Southwest 1/4 of Section 03, Township 39 South, Range 09 East, Willamette Meridian.

Commencing at the Original Northwest corner of said Lot 4, thence along the West line of said Lot 4, South 00°23'20" West, 93.25 feet, to the point of beginning, said point bears a witness corner, South 88°55'23" East, 1 foot, being marked by a 5/8" x 30" iron rod with a yellow plastic cap stamped "RHINE-CROSS GROUP LLC"; thence leaving the West line of said Lot 4, South 88°25'23" East, 105.03 feet, to the East line of said Lot 4, being marked by a 5/8" x 30" iron rod, with a yellow plastic cap stamped "RHINE-CROSS GROUP LLC"; thence along the East line of said Lot 4, South 00°23'20" West, 105.88 feet, to the Southeast corner of said Lot 4; thence leaving East line of said Lot 4, along the South line of said Lot 4, North 89°27'30" West, 105.02 feet, to the Southwest corner of said Lot 4; thence leaving South line of said Lot 4, along the West line of said Lot 4, North 00°23'20" East, 106.86 feet to the point of beginning.

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

EXHIBIT C

New Legal Descriptions

(POST Property Line Adjustment)

Grantor's Property

APN: 3909-003CD-04200

Parcel 4:

Lot 4, Block 4, 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 THEREFROM the North 5 feet taken by Klamath County for the widening of Delaware Avenue as set forth in the instrument recorded October 18, 1963, in Book 348 at Page 571, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM the following described real property:

An area of land located in Lot 4 of Block 4 of the Plat "First Addition of Altamont Acres" situated in the Southeast 1/4 of the Southwest 1/4 of Section 03, Township 39 South, Range 09 East, Willamette Meridian.

Commencing at the Original Northwest corner of said Lot 4, thence along the West line of said Lot 4, South 00°23'20" West, 93.25 feet, and the point of beginning, said point bears a witness corner, South 88°55'23" East, 1 foot, being marked by a 5/8" x 30" iron rod with a yellow plastic cap stamped "RHINE-CROSS GROUP LLC"; thence leaving the West line of said Lot 4, South 88°25'23" East, 105.03 feet, to the East line of said Lot 4, being marked by a 5/8" x 30" iron rod, with a yellow plastic cap stamped "RHINE-CROSS GROUP LLC"; thence along the East line of said Lot 4, South 00°23'20" West, 105.88 feet, to the Southeast corner of said Lot 4; thence leaving East line of said Lot 4, along the South line of said Lot 4, North 89°27'30" West, 105.02 feet, to the Southwest corner of said Lot 4; thence leaving South line of said Lot 4, along the West line of said Lot 4, North 00°23'20" East, 106.86 feet to the point of beginning.

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

EXHIBIT C (continued)

Grantee's Property

APN: 3909-003CD-05900

Parcel 5:

Lots 20, 21, and 22, Block 4, 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 THEREFROM that portion conveyed for road purposes in Volume M-69 at Page 6497, Deed Records of Klamath County, Oregon.

TOGETHER WITH the following described real property:

An area of land located in Lot 4 of Block 4 of the Plat "First Addition of Altamont Acres" situated in the Southeast 1/4 of the Southwest 1/4 of Section 03, Township 39 South, Range 09 East, Willamette Meridian.

Commencing at the Original Northwest corner of said Lot 4, thence along the West line of said Lot 4, South 00°23'20" West, 93.25 feet, and the point of beginning, said point bears a witness corner, South 88°55'23" East, 1 foot, being marked by a 5/8" x 30" iron rod with a yellow plastic cap stamped "RHINE-CROSS GROUP LLC"; thence leaving the West line of said Lot 4, South 88°25'23" East, 105.03 feet, to the East line of said Lot 4, being marked by a 5/8" x 30" iron rod, with a yellow plastic cap stamped "RHINE-CROSS GROUP LLC"; thence along the East line of said Lot 4, South 00°23'20" West, 105.88 feet, to the Southeast corner of said Lot 4; thence leaving East line of said Lot 4, along the South line of said Lot 4, North 89°27'30" West, 105.02 feet, to the Southwest corner of said Lot 4; thence leaving South line of said Lot 4, along the West line of said Lot 4, North 00°23'20" East, 106.86 feet to the point of beginning.

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