

Must be printed on legal paper (8 1/2" x 14")



WALLOWA COUNTY
Planning Department
101 S River Street #105
Enterprise, Oregon 97828
541-426-4543 ext. 1170

PERMITS:	LLA# 23-01
E-PERMITS:	903.23.000029.PLVG
DATE FILED:	1-23-23
TOTAL FEE:	\$400
CHECK #:	CC

LOT LINE ADJUSTMENT

PARENT PARCEL

Reference #: 5130

Township: 1N

Range: 42E

Section: 11

Tax Lot: 1300

Acreage before LLA: 2.93

Acreage after LLA: 2.335

Zone: CI

Assessors Map #: 01N 42E 11CB

ACQUIRING PARCEL

Reference #: 5528

Township: 1N

Range: 42E

Section: 11

Tax Lot: 300

Acreage before LLA: 1.80

Acreage after LLA: 2.172

Zone: CI

Assessors Map #: 01N 42E 11CB

ATTACH THE FOLLOWING INFORMATION:

1. Legal description of the parent property before and after the Lot Line Adjustment.
2. Legal description of the acquiring property before and after Lot Line Adjustment.
3. Map showing parcels before and after Lot Line Adjustment with tax lots lines, TRS, and an aerial photo.
4. Map showing the location of the proposed partition and the location of all existing and proposed structures.

Check with the County Treasurer: TAXES are PAID THRU: 6-30-2023 COUNTY TREASURER INITIAL JMB

John J Burns and Donna D Duby
Applicant/Owner
PO Box 101
Address
Wallowa, OR 97885
City, State, Zip

John J Burns and Donna D Duby
Applicant/Owner
PO Box 101
Address
Wallowa, OR 97885
City, State, Zip

John J Burns
SIGNATURE OF GRANTOR
Donna D Duby

John J Burns
SIGNATURE OF GRANTEE
Donna D Duby



STATE OF OREGON, COUNTY OF WALLOWA)ss
This instrument was acknowledged before me on
Jan 12, 2023 by
John J Burns & Donna D Duby
Makayla Maxwell
Notary Public of Oregon/Commission Expires Dec 23, 2023



STATE OF OREGON, COUNTY OF WALLOWA)ss
This instrument was acknowledged before me on
Jan 12th 2023 by
John J Burns & Donna D Duby
Makayla Maxwell
Notary Public of Oregon/Commission Expires Dec 23, 2023

APPROVED BY:

[Signature] 3.6.23
Wallowa County Planning Dept. Date

[Signature] 2/1/23
Wallowa County Surveyor Date

SPACE FOR WALLOWA
WALLOWA COUNTY CLERK
RECORDING CERTIFICATE

****THIS APPROVAL IS NOT VALID UNTIL THIS DOCUMENT IS RECORDED WITH THE WALLOWA COUNTY CLERK****

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WALLOWA COUNTY
Planning Department
101 S River Street #105
Enterprise, Oregon 97828
541-426-4543 ext. 1170

AFFIDAVIT OF LOT LINE ADJUSTMENT

I (WE) John J Burns & Donna D Duby
BEING FIRST AND DULY SWORN, DEPOSE AND SAY:

1. That I ~~am~~ (we are) the record owner(s) of the real property described in the attached and Incorporated Lot Line Adjustment Application.
2. That ~~I~~ (we) have been granted Lot Line Adjustment approval per the Oregon State Statutes 92.010 (7) (b) (11) and 92.060 (7) (8) (9) (10), to relocate the common boundary line between two abutting properties.
3. ~~I~~ We make this affidavit for the purpose of recording the approval in the public records and authorizing the county Assessor to make appropriate changes in the tax assessment records and maps. ~~I~~ We understand that property taxes due Wallowa County must be current in the order for Assessment Records/ Maps to be changed.

11223
Date

John J Burns

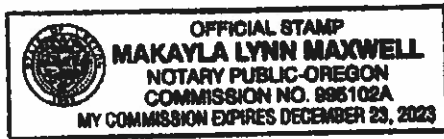
Donna D Duby

Owner John J Burns

Owner Donna D Duby

State of Oregon County of wallowa

The foregoing instrument was acknowledged before me on the 12th Day of January,
2023 by John J Burns & Donna D Duby



Makayla Maxwell
Notary Public For
My Commission Expires: DEC 23, 2023

Attach Exhibits: Approved Wallowa County Planning Department Lot Line Adjustment; and legal descriptions and assessor maps of both parcels before and after Lot Line Adjustment.

Note: A copy of this affidavit and attached exhibits must be provided to the Planning Department.

12-5

FRONTAGE RD

LA GRANDE - MALLONVA LAKE HWY

I-N-&P RR

SEE MAP 01N 42E 11

BEAR
400
1.00 AC

700
1.00 AC

CS 01-008

EK RD
500
1.00 AC

OLD HWY

OREGON

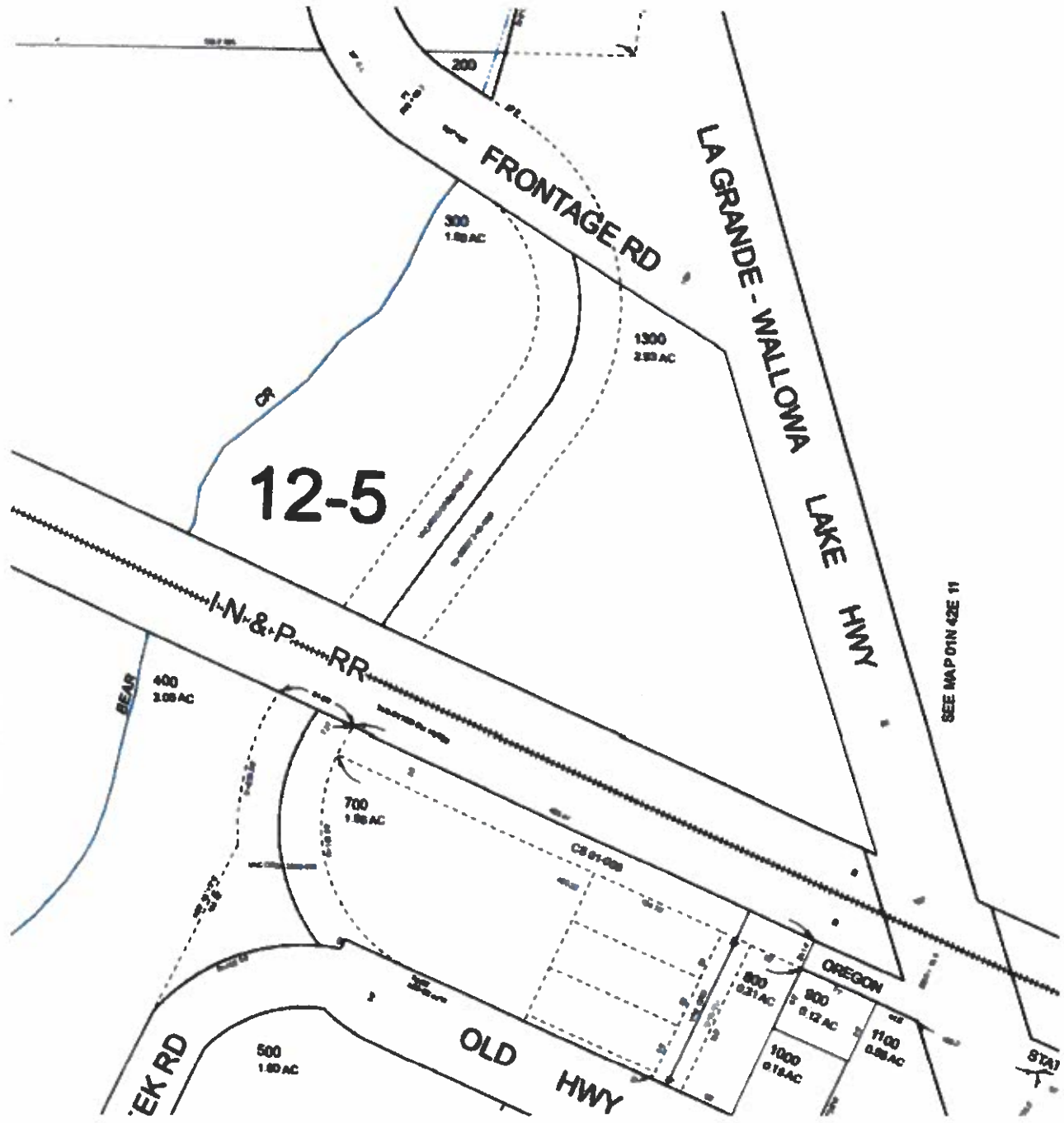
800
0.21 AC

800
0.12 AC

1000
0.16 AC

1100
0.06 AC

STA 1



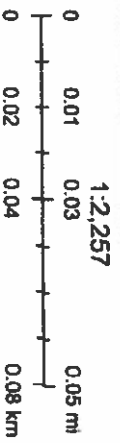
ArcGIS Web Map



11/2/2022, 1:44:17 PM

-  taxlot
-  mapindex

CountyLines



Maxar, Microsoft, OREGON DOR, GEO

February 15, 2023
Project No. 22-166
Legal Description

Parcel A

A parcel of land situated in a portion of the Northwest 1/4 of the Southwest 1/4 of Section 11, Township 1 North, Range 42 East, Willamette Meridian, Wallowa County, Oregon and being more particularly described as follows, with reference to Wallowa County Survey No. 2023-001:

Commencing at a found stone marking the West 1/4 corner of said Section 11, which bears $N00^{\circ}32'48''W$ a distance of 2,673.04 feet from a found aluminum cap marking the Southwest corner of said Section 11;
Thence $S00^{\circ}32'48''E$ a distance of 494.65 feet;
Thence $S65^{\circ}45'03''E$ a distance of 685.13 feet to a set 5/8-inch by 24-inch long rebar with plastic cap marked "Green PLS 96936" (hereinafter known as "set 5/8-inch rebar"), on the northerly right-of-way line of the OWR&N Company Railroad and being the **POINT OF BEGINNING**.

Thence leaving said northerly right-of-way line, $N24^{\circ}14'57''E$ a distance of 109.65 feet to a set 5/8-inch rebar;
Thence $N17^{\circ}09'37''W$ a distance of 103.50 feet to a set 5/8-inch rebar;
Thence $N62^{\circ}59'42''W$ a distance of 43.50 feet to a set 5/8-inch rebar;
Thence $N27^{\circ}00'18''E$ a distance of 212.31 feet to a set 5/8-inch rebar on the westerly right-of-way line of the Wallowa Lake Highway;
Thence following said westerly right-of-way line the following two (2) courses:
1. $S57^{\circ}26'37''E$ a distance of 136.17 feet to a set 5/8-inch rebar;
2. $S17^{\circ}09'37''E$ a distance of 509.00 feet to a set 5/8-inch rebar on said northerly railroad right-of-way line;

Thence leaving said westerly right-of-way line and following said northerly railroad right-of-way line, $N65^{\circ}45'03''W$ a distance of 369.72 feet to the **POINT OF BEGINNING**.

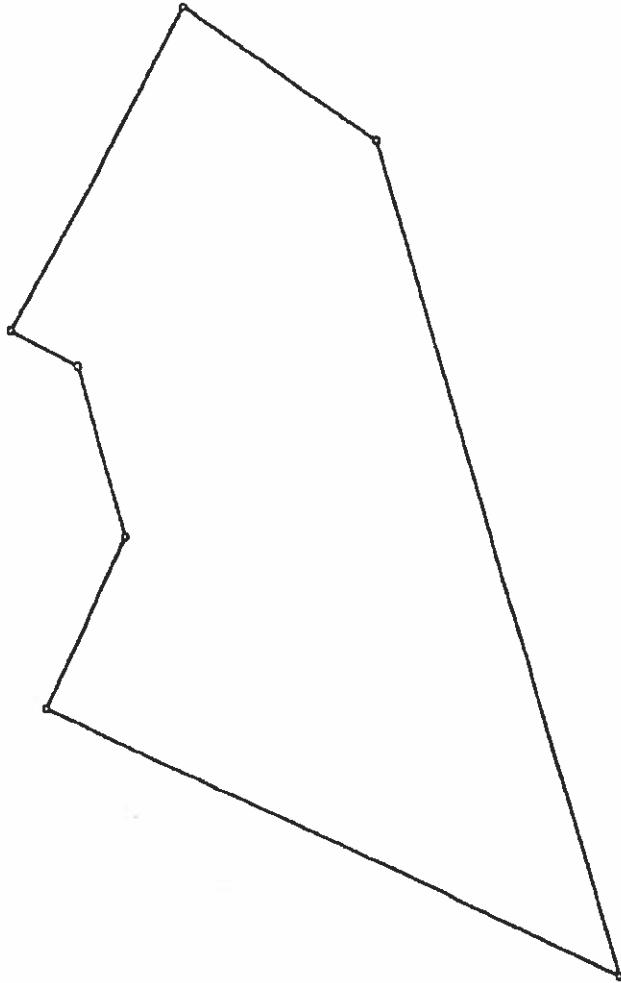
Said parcel contains 2.335 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPT 14, 2021
ALEX GREEN
96936PLS

RENEWS: 06-30-23

02/15/23



OK ✓

Title:		Date: 12-13-2022
Scale: 1 inch = 100 feet	File: Deed Plotter.des	
Tract 1: 2.335 Acres: 101697 Sq Feet: Closure = s29.5953e 0.01 Feet: Precision = 1/141321: Perimeter = 1484 Feet		
001=n24.1457e 109.65	004=n27.0018e 212.31	007=n65.4503w 369.72
002=n17.0937w 103.50	005=s57.2637e 136.17	
003=n62.5942w 43.50	006=s17.0937e 509.00	

February 15, 2023
Project No. 22-166
Legal Description

Parcel B

A parcel of land situated in a portion of the Northwest 1/4 of the Southwest 1/4 of Section 11, Township 1 North, Range 42 East, Willamette Meridian, Wallowa County, Oregon and being more particularly described as follows, with reference to Wallowa County Survey No. 2023-001:

Commencing at a found stone marking the West 1/4 corner of said Section 11, which bears $N00^{\circ}32'48''W$ a distance of 2,673.04 feet from a found aluminum cap marking the Southwest corner of said Section 11;

Thence $S00^{\circ}32'48''E$ a distance of 494.65 feet;

Thence $S65^{\circ}45'03''E$ a distance of 333.12 feet to the point of intersection of the northerly right-of-way line of the OWR&N Railroad and the centerline of Bear Creek, being witnessed by a set 5/8-inch by 24-inch long rebar with plastic cap marked "Green PLS 96936" (hereinafter known as "set 5/8-inch rebar"), which bears $S65^{\circ}45'03''E$ a distance of 40.01 feet and being the **POINT OF BEGINNING**.

Thence leaving said northerly railroad right-of-way line and following the centerline of said Bear Creek the following four (4) courses:

1. $N25^{\circ}18'33''E$ a distance of 28.36 feet to a point being referenced by a set 5/8-inch rebar, which bears $S55^{\circ}11'18''E$ a distance of 40.56 feet;
2. $N44^{\circ}18'51''E$ a distance of 193.48 feet to a point being referenced by a set 5/8-inch rebar, which bears $S49^{\circ}25'51''E$ a distance of 40.09 feet;
3. $N36^{\circ}49'27''E$ a distance of 168.91 feet to a point being referenced by a set 5/8-inch rebar, which bears $S63^{\circ}25'27''E$ a distance of 40.65 feet;
4. $N16^{\circ}19'39''E$ a distance of 49.35 feet to a point on the westerly right-of-way line of the Wallowa Lake Highway, said point being witnessed by a set 5/8-inch rebar, which bears $S57^{\circ}26'37''E$ a distance of 41.66 feet;

Thence leaving said centerline and following said westerly right-of-way line, $S57^{\circ}26'37''E$ a distance of 155.06 feet to a set 5/8-inch rebar;

Thence leaving said westerly right-of-way line, $S27^{\circ}00'18''W$ a distance of 212.31 feet to a set 5/8-inch rebar;

Thence $S62^{\circ}59'42''E$ a distance of 43.50 feet to a set 5/8-inch rebar;

Thence $S17^{\circ}09'37''E$ a distance of 103.50 feet to a set 5/8-inch rebar;

Thence $S24^{\circ}14'57''W$ a distance of 109.65 feet to a set 5/8-inch rebar on said northerly railroad right-of-way line;

Thence following said northerly railroad right-of-way line, $N65^{\circ}45'03''W$ a distance of 352.01 feet to the **POINT OF BEGINNING**.

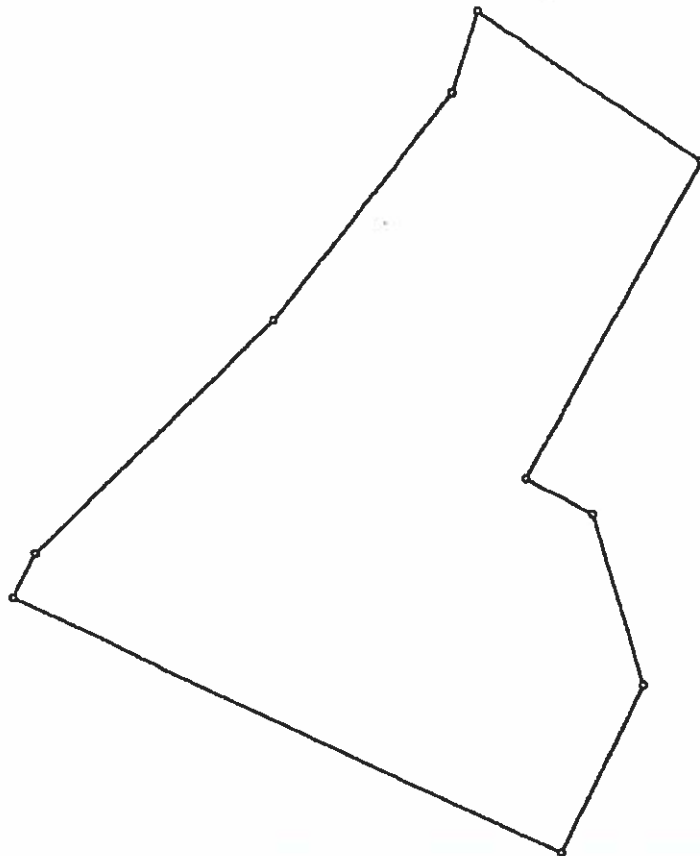
Said parcel contains 2.172 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPT 14, 2021
ALEX GREEN
96936PLS

RENEWS: 06-30-23

02/15/23



Title:		Date: 12-13-2022
Scale: 1 inch = 100 feet	File: Deed Plotter.des	
Tract 1: 2.172 Acres: 94606 Sq Feet: Closure = n81.0516e 0.01 Feet: Precision = 1/142420: Perimeter = 1416 Feet		
001=n25.1833e 28.36	005=s57.2637e 155.06	009=s24.1457w 109.65
002=n44.1851e 193.48	006=s27.0018w 212.31	010=n65.4503w 352.02
003=n36.4927e 168.91	007=s62.5942e 43.50	
004=n16.1939e 49.35	008=s17.0937e 103.50	

OK ✓

064177

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this ___ day of ___, 20___, by first party, Donna D. Dufly whose post office address is P.O. Box 101, Wallowa, OR 97865 to second party, John J. Burns and Donna D. Dufly whose post office address is P.O. Box 101 Wallowa, Or 97865

WITNESSETH, That the said first party, for good consideration and for the sum of \$ 1.00 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby renounce, release and quitclaim to John J. Burns and Donna D. Dufly, husband and with

the following described parcel of land, and improvements and appurtenances thereto in the County of Wallowa, State of Oregon, to wit:

AS RECORDED IN THE WALLOWA COUNTY BOOK OF TAX RECORDS: TWO TAX LOTS AS FOLLOWS: REFERENCE #5130 LOT #01N4211CB-1300 AND REFERENCE #5528 LOT #01N4211CB-300
see attached Exhibit A

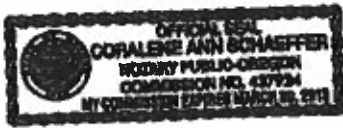
West Loop

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:
Witness Laura Salen Donna D. Dufly First Party
Witness Thane D. J. ... John J. Burns Donna D. Dufly Second Party

STATE OF Oregon
COUNTY OF Wallowa
On Sept 16-2019 before me Coralene Ann Schaeffer personally appeared: Donna D. Dufly, John J. Burns personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) herein subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

Signature Coralene Ann Schaeffer
Affiant: Known Unknown
ID Produced: On D.



[Seal]

EXHIBIT "A"

ALL THAT CERTAIN LAND SITUATED IN THE STATE OF OR, COUNTY OF Wallowa, CITY OF Wallowa,
DESCRIBED AS FOLLOWS:

TRACT 1:

A TRACT OF LAND LYING AND BEING IN THE WELLSVILLE SECTION 11, TOWNSHIP 1 NORTH, RANGE 42 EAST OF THE WILLAMETTE MERIDIAN, WALLOWA COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHERE THE WEST LINE OF THE STATE HIGHWAY INTERSECTS THE NORTH LINE OF THE RIGHT OF WAY OF THE OWSEN COMPANY IN THE SOUTHWEST QUARTER OF SECTION 11, T1N, R42E S11W; RUNNING THENCE IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID STATE HIGHWAY TO THE CENTER OF THE MAIN CHANNEL OF BEAR CREEK; THENCE UP THE CENTER OF THE MAIN CHANNEL OF BEAR CREEK IN A SOUTHERLY DIRECTION TO THE NORTH LINE OF THE RIGHT OF WAY OF THE OWSEN COMPANY; THENCE ALONG THE NORTH LINE OF THE RIGHT OF WAY OF THE OWSEN COMPANY IN AN EASTERLY DIRECTION TO THE POINT OF BEGINNING.

ALSO, THAT PORTION OF VACATED LA GRANGE-JOSEPH STATE HIGHWAY ADJOINING ABOVE-DESCRIBED TRACT OF LAND ON THE EAST AS VACATED BY WALLOWA COUNTY ORDER NO. 88-012, AND DISCLOSED BY INSTRUMENT RECORDED AS MICROFILM NO. 88-3887.

TRACT 2:

THAT PORTION OF WELLSVILLE SECTION 11, TOWNSHIP 1 NORTH, RANGE 42 EAST OF THE WILLAMETTE MERIDIAN, WALLOWA COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 30 FEET EAST AND 30 FEET NORTH OF THE SOUTHWEST CORNER OF THE WELLSVILLE SECTION 11, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF THE OWSEN COMPANY; AND ALSO BEING THE POINT OF INTERSECTION OF THE EAST RIGHT OF WAY LINE OF THE LA GRANGE-JOSEPH STATE HIGHWAY (AS SAID HIGHWAY EXISTED 1892) AND THE NORTH RIGHT OF WAY LINE OF THE SAID OWSEN COMPANY; THENCE SOUTHWESTERLY ALONG THE NORTH BOUNDARY LINE OF THE RIGHT OF WAY OF SAID HIGHWAY TO A POINT WHERE IT INTERSECTS THE WEST RIGHT OF WAY BOUNDARY LINE OF THE PRESENT WALLOWA LAKE HIGHWAY; THENCE NORTHWESTERLY ALONG THE WEST BOUNDARY LINE OF THE SAID PRESENT WALLOWA LAKE HIGHWAY TO A POINT, SAID POINT BEING THE INTERSECTION OF THE PRESENT WALLOWA LAKE HIGHWAY RIGHT OF WAY BOUNDARY AND THE OLD LA GRANGE-JOSEPH STATE HIGHWAY (AS SAID HIGHWAY EXISTED 1892); THENCE SOUTHWESTERLY ALONG THE EAST BOUNDARY LINE OF SAID LA GRANGE-JOSEPH STATE HIGHWAY (AS SAID HIGHWAY EXISTED 1892) TO THE POINT OF BEGINNING.

ALSO, THAT PORTION OF VACATED LA GRANGE-JOSEPH STATE HIGHWAY ADJOINING ABOVE-DESCRIBED TRACT OF LAND ON THE WEST AS VACATED BY WALLOWA COUNTY ORDER NO. 88-012, AND DISCLOSED BY INSTRUMENT RECORDED AS MICROFILM NO. 88-3887.

APN NO. 5139 AND 5228

STATE OF OREGON }
COUNTY OF WALLOWA }

I certify that this instrument was received and recorded in the book of records of said county.

Dana Roberts

Wallowa County Clerk

by: _____ Deputy

DOC#: 00064177
RCPT: 72174 40.00
9/16/2010 2:32 PM
REFUND: .00

END OF DOCUMENT