

REVIEWED

LEGAL COUNSEL

After recording return to:  
Deschutes County Road Dept.  
61150 S.E. 27<sup>th</sup> Street  
Bend, Oregon 97701

For Recording Stamp Only

DEED OF DEDICATION

**KRMA Properties, LLC, an Oregon limited liability company**, Grantor, does hereby dedicate to the public for roadway and utility purposes that parcel of land described in Exhibit "A" and depicted in Exhibit "B", attached hereto and by this reference incorporated herein.

The true consideration for this conveyance is Seven Hundred Fifty and No/100 Dollars (\$750.00).

DATED this 27 day of August, 2025

By:

  
KRMA Properties, LLC, an Oregon limited liability company

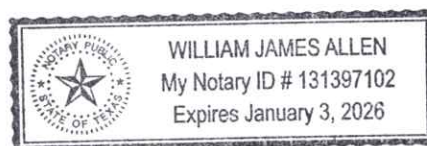
STATE OF TEXAS           )  
  ) SS.  
County of Travis        )

Before me, a Notary Public, personally appeared Jeniece Sanders who state that (s)he is the owner of KRMA Properties, LLC, an Oregon limited liability company and acknowledged the foregoing instrument.

Dated this 27<sup>th</sup> day of August, 2025

  
NOTARY PUBLIC FOR TEXAS

My Commission Expires: 01/03/2026



ACCEPTANCE

Deschutes County, acting by and through its Board of County Commissioners, does hereby accept the foregoing Deed of Dedication as a public road pursuant to ORS 93.808.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

BOARD OF COUNTY COMMISSIONERS  
OF DESCHUTES COUNTY, OREGON

\_\_\_\_\_  
ANTHONY DEBONE, CHAIR

\_\_\_\_\_  
PATTI ADAIR, VICE CHAIR

ATTEST:

\_\_\_\_\_  
PHIL CHANG, COMMISSIONER

\_\_\_\_\_  
Recording Secretary

STATE OF OREGON        )  
                                  ) SS.  
County of Deschutes    )

Before me, a Notary Public, personally appeared Anthony DeBone, Patti Adair, and Phil Chang, the above-named Board of County Commissioners of Deschutes County, Oregon, acknowledged the foregoing instrument, on behalf of Deschutes County, Oregon.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: \_\_\_\_\_

**S&F Land Services**

901 NW CARLON AVE, OR 97703  
(541) 797-0954 - [www.sflands.com](http://www.sflands.com)

PROJECT NO.: 2023-059-34  
DATE: 8/14/2025  
INITIALS: BRR

**EXHIBIT 'A'**

**TAX LOT 1611340001405**

**PARCEL A: RIGHT-OF-WAY DEDICATION:**

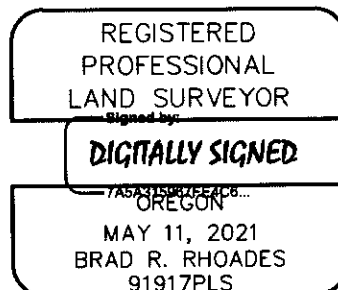
A PORTION OF PARCEL 3, MINOR LAND PARTITION NO. MP-79-62 BEING THAT PROPERTY DESCRIBED IN THAT CERTAIN STATUTORY WARRANTY DEED RECORDED FEBRUARY 18, 2025, INSTRUMENT NUMBER 2025-03630 DESCHUTES COUNTY OFFICIAL RECORDS, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON, BEING EASTERLY AND PERPENDICULAR TO THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT FROM WHICH A 3-1/4 INCH ALUMINUM CAP SET PER ORGEON CORNER RESTORATION RECORD NO. 0890, DATED NOVEMBER 14, 1988 BEARS SOUTH 62°03'13" EAST A DISTANCE OF 47.74 FEET; THENCE NORTH 00°26'04" WEST, 25.00 FEET

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE RIGHTS-OF-WAY OF PINEHURST ROAD AND TUMALO RESERVOIR ROAD, AS SHOWN IN EXHIBIT B.

HEREIN DESCRIPTION CONTAINS 228 SQUARE FEET, MORE OR LESS.

SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND THOSE COMMON AND APPARENT TO THE LAND.



RENEWS: 12/31/2026

EXHIBIT B SKETCH

TAX LOT: 1611340001405  
OWNER: KRMA PROPERTIES LLC  
(INST. NO. 2025-03630)

PARCEL 3  
MINOR LAND  
PARTITION  
MP-79-62

N00°26'04"W  
25.00'

±19.00'

±12.00'

6.00'

POINT OF  
BEGINNING

S62°03'13"E 47.74'

TUMALO RESERVOIR ROAD

TOWNSHIP 16 SOUTH  
TOWNSHIP 17 SOUTH

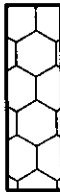
34

3



SCALE: 1" = 20'

LEGEND:



PARCEL A: RIGHT-OF-WAY  
DEDICATION ±228 SQUARE FEET

ROAD CENTERLINE

ROAD RIGHT-OF-WAY

SECTION LINE

PINEHURST ROAD

3-1/4" ALUMINUM  
CAP PER OCRR  
NO. 0890

CENTERLINE TUMALO  
RESERVOIR ROAD

**S&F Land Services**

Land Surveying & Remote Sensing

901 NW CARLON AVE, SUITE 3  
BEND, OR 97703  
(541) 797-0954

EMAIL: INFO@SFLANDS.COM

Date: 8/14/2025

Proj No: 23-059-24

WWW.SFLANDS.COM

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

**DIGITALLY SIGNED**

BRAD R. RHOADES  
91917PLS

RENEWS: 12/31/2026

