

After recording, return to:
Kevin McCarrell and Teresa McCarrell
890 Glen Creek Road
Salem, Oregon 97304

Send tax statements to:
Kevin McCarrell and Teresa McCarrell
890 Glen Creek Road
Salem, Oregon 97304

Property Line Adjustment Deed

Kevin L. McCarrell and Teresa L. McCarrell, husband and wife, hereinafter called "Grantor," with an address of 890 Glen Creek Road, Salem, Oregon 97304, is the owner of real property located in Polk County, Oregon, and as described in the Polk County Deed Records in Instrument No. 2002-011046, referred to herein as Property A, and more particularly described on Exhibit A, which is attached hereto and by this reference incorporated herein.

Kevin McCarrell and Teresa McCarrell, hereinafter called "Grantee," with an address of 890 Glen Creek Road, Salem, Oregon 97304, is the owner of real property located in Polk County, Oregon, and as described in the Polk County Deed Records as 'Parcel 1' in Instrument No. 2020-011995, referred to herein as Property B, and more particularly described on Exhibit B, which is attached hereto and by this reference incorporated herein.

The purpose of this Property Line Adjustment Deed ("Deed") is to effect a property line adjustment between Property A and Property B such that Property A will be reduced in size and will hereafter consist of only the land described on Exhibit C, which is attached hereto and incorporated herein by this reference, and Property B will be increased in size and will hereafter consist of the land more particularly described on Exhibit D, which is attached hereto and incorporated herein by this reference.

NOW THEREFORE, in order to effect the property line adjustment and to create the reconfigured lots as described on Exhibits C and D, Grantor does hereby grant, transfer, and convey unto Grantee all of that certain real property situated in Polk County, Oregon, described on Exhibit E, which is attached hereto and by this reference incorporated herein.

"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 and actual consideration for this transfer, stated in terms of dollars is N/A; however, the actual consideration consists of other property or values which is the whole consideration. The purpose of this Deed is to effect a property line adjustment, and the two parcels are to remain separate and distinct.

This property line adjustment deed is executed this 12th day of February, 2024.

Grantor/Grantee:

Kevin L. McCarrell and Teresa L. McCarrell,

By: Kevin

Kevin L. McCarrell

By: _____

Teresa L. McCarrell

STATE OF OREGON

(SS)

COUNTY OF POLK

This instrument was acknowledged before me on February 12th, 2024, by Kevin L. McCarrell and Teresa L McCarrell.

(Seal)




Notary Public—State of Oregon
My commission expires: Sept. 8th, 2025

EXHIBIT A

Property A

Instrument No. 2002-011046

A Tract of land in Section 21, Township 7 South, Range 3 West, Willamette Meridian, City of Salem, Polk County, Oregon, said Tract being all of that land conveyed by deed recorded July 22, 2002, in Instrument No. 2002-011046, Polk County Deed Records; being more particularly describes as follows:

Parcel 1

Beginning at an iron pipe 119.12 feet East and 137.80 feet South 22°17' East from the Southwest corner of the Jessie Harritt DLC No. 67 in Section 21 in Township 7 South, Range 3 West of the Willamette Meridian in Polk County, Oregon; Thence East 91.6 feet; Thence South 22°17' East 116.0 feet; Thence South 77°15' West 66.0 feet; Thence along a curve to the right, the radius of which is 15 feet, to a point which is South 22°17' East 126.50 feet from the Place of Beginning; Thence North 22°17' West 126.50 feet to the Place of Beginning.

Parcel 2

Also Beginning at an iron pipe 119.12 feet East and 37.80 feet South 22°17' East from the Southwest corner of the Jesse Harritt Donation Land Claim Not. No. 317, Claim No. 67, in Section 21 of Township 7 South, Range 3 West of the Willamette Meridian in Polk County, Oregon; Thence East 91.44 feet to an iron pipe; Thence South 22°22' East 100 feet; Thence West 91.6 feet to an iron pipe; Thence North 22°17' West 100 feet to the Place of Beginning.

EXHIBIT B

Property B

Parcel 1 of Instrument No. 2020-011995

A Tract of land in Section 21, Township 7 South, Range 3 West, Willamette Meridian, City of Salem, Polk County, Oregon, said Tract being 'Parcel 1' of that land conveyed by deed recorded August 21, 2020, in Instrument No. 2020-011995, Polk County Deed Records; being more particularly describes as follows:

Parcel 1

Beginning at a point 302.06 feet East and 137.80 feet South 22°17' East from the Southwest corner of the Jesse Harritt Donation Land Claim No. 67, in Section 21, Township 7 South, Range 3 West of the Willamette Meridian in the City of Salem, Polk County, Oregon, which point is also the Southeast corner of that certain tract of land conveyed to Herman Boese, et ux, by deed recorded in Volume 141, Page 16, Deed Records for Polk County, Oregon; Thence West 91.6 feet to the Southwest corner of the Boese tract; Thence South 22°17' East 116.00 feet to the Southeast corner of that certain tract of land conveyed to Peter P. Loewen, et ux, by deed recorded in Volume 141, Page 711, Deed Records for Polk County, Oregon; Thence North 77°15' East 86.00 feet to a point which is South 22°17' East 95.00 feet from the Point of Beginning; Thence North 22°17' West 95.00 feet to the Point of Beginning.

EXHIBIT C

A portion of that real property described in Exhibit A herein, located in Section 21, Township 7 South, Range 3 West, Willamette Meridian, City of Salem, Polk County, Oregon; being more specifically described as follows:

Beginning at an iron pipe 119.12 feet East and 137.80 feet South 22°17' East from the Southwest corner of the Jessie Harritt DLC No. 67 in Section 21 in Township 7 South, Range 3 West of the Willamette Meridian in Polk County, Oregon; Thence East 91.6 feet; Thence South 22°17' East 116.0 feet; Thence South 77°15' West 66.0 feet; Thence along a curve to the right, the radius of which is 15 feet, to a point which is South 22°17' East 126.50 feet from the Place of Beginning; Thence North 22°17' West 126.50 feet to the Place of Beginning.

EXHIBIT D

All that land of that real property described in Exhibit B herein, located in Section 21, Township 7 South, Range 3 West, Willamette Meridian, City of Salem, Polk County, Oregon; being more specifically described as follows:

Beginning at a point 302.06 feet East and 137.80 feet South 22°17' East from the Southwest corner of the Jesse Harritt Donation Land Claim No. 67, in Section 21, Township 7 South, Range 3 West of the Willamette Meridian in the City of Salem, Polk County, Oregon, which point is also the Southeast corner of that certain tract of land conveyed to Herman Boese, et ux, by deed recorded in Volume 141, Page 16, Deed Records for Polk County, Oregon; Thence West 91.6 feet to the Southwest corner of the Boese tract; Thence South 22°17' East 116.00 feet to the Southeast corner of that certain tract of land conveyed to Peter P. Loewen, et ux, by deed recorded in Volume 141, Page 711, Deed Records for Polk County, Oregon; Thence North 77°15' East 86.00 feet to a point which is South 22°17' East 95.00 feet from the Point of Beginning; Thence North 22°17' West 95.00 feet to the Point of Beginning.

Together with a portion of that real property described in Exhibit A herein, located in Section 21, Township 7 South, Range 3 West, Willamette Meridian, City of Salem, Polk County, Oregon; being more specifically described as follows:

Beginning at an iron pipe 119.12 feet East and 37.80 feet South 22°17' East from the Southwest corner of the Jesse Harritt Donation Land Claim Not. No. 317, Claim No. 67, in Section 21 of Township 7 South, Range 3 West of the Willamette Meridian in Polk County, Oregon; Thence East 91.44 feet to an iron pipe; Thence South 22°22' East 100 feet; Thence West 91.6 feet to an iron pipe; Thence North 22°17' West 100 feet to the Place of Beginning.

EXHIBIT E

A portion of that real property described in Exhibit A herein, located in Section 21, Township 7 South, Range 3 West, Willamette Meridian, City of Salem, Polk County, Oregon; being more specifically described as follows:

Beginning at an iron pipe 119.12 feet East and 37.80 feet South 22°17' East from the Southwest corner of the Jesse Harritt Donation Land Claim Not. No. 317, Claim No. 67, in Section 21 of Township 7 South, Range 3 West of the Willamette Meridian in Polk County, Oregon; Thence East 91.44 feet to an iron pipe; thence South 22°22' East 100 feet; Thence West 91.6 feet to an iron pipe; Thence North 22°17' West 100 feet to the Place of Beginning.