

✓ **After recording, return to:**  
Boulder Hill, LLC  
841 S Gaines St. Unit 606  
Portland, OR 97239

**Send tax statements to:**  
Boulder Hill, LLC  
841 S Gaines St. Unit 606  
Portland, OR 97239

REEL 4431 PAGE 84  
MARION COUNTY  
BILL BURGESS, COUNTY CLERK  
01-04-2021 02:49 pm.  
Control Number 633873 \$ 121.00  
Instrument 2021 00000261

*For zero consideration.*

## Property Line Adjustment Deed

Boulder Hill LLC, hereinafter called Grantor, 841 S Gaines St, Unit 606, Portland, OR 97239, is the owner of real property located in City of Salem, Marion County, Oregon described in Exhibit D of Reel 4345, Page 413, Marion County Deed Records and referred to herein as Property A, and more particularly described on Exhibit A, which is attached hereto and by this reference incorporated herein. Boulder Hill LLC, hereinafter called Grantee, 841 S Gaines St, Unit 606, Portland, OR 97239, is the owner of real property located in City of Salem, Marion County, Oregon, referred to herein as Property B, 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 by approximately 11.44 acres 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 by approximately 11.44 acres 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 properties as described on Exhibits C and D, Grantor does hereby grant, transfer, and convey unto Grantee all of that certain real property situated in Marion 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 29 day of December, 2020.

Grantor  
Boulder Hill LLC

By: [Signature]  
Robert W. Nunn, Manager

STATE OF OREGON )  
 ) ss.  
County of Multnomah )

This instrument was acknowledged before me on December 29<sup>th</sup>, 2020,  
by Robert W. Nunn, as Manager of Boulder Hill LLC.



[Signature]  
Notary Public—State of Oregon  
My commission expires: April 4, 2023

Grantee  
Boulder Hill LLC

By: [Signature]  
Robert W. Nunn, Manager

STATE OF OREGON )  
 ) ss.  
County of Multnomah )

This instrument was acknowledged before me on December 29<sup>th</sup>, 2020,  
by Robert W. Nunn, as Manager of Boulder Hill LLC.



[Signature]  
Notary Public—State of Oregon  
My commission expires: April 4, 2023

Exhibit A

All that real property situated in the Southeast Quarter of Section 11, Township 8 South, Range 3 West of the Willamette Meridian, City of Salem, Marion County, Oregon and being more particularly described as follows:

Beginning at a stone scribed "CS +" at the quarter corner common to Sections 11 and 12; thence South along the East Section Line of said Section 11 South 00°14'26" East 929.74 feet to a 5/8" iron rod marking the Northeast corner of the lands described in Circuit Court Journal for Marion County, Document Number 116205; thence South 89°15'34" West 125.00 feet to a 5/8" iron rod marking the Northwest corner of the lands described in said Circuit Court Journal; thence parallel to the East line of said Section 11 South 00°14'26" East 301.76 feet to a 5/8" iron rod marking the Southwest corner of the lands described in said Circuit Court Journal being on the North line of a Tract of land described in Reel 3602, Pages 265-267, Marion County Deed Records; thence along said North line and the South line of the lands describe in said Circuit Court Journal North 66°37'10" East 135.93 feet to the East Section Line of said Section 11; thence along said East Section Line South 00°14'26" East 399.57 feet to a 5/8" iron rod at the Northeast corner of Partition Plat 2019-36; thence along the North line of said Partition Plat and its extension South 66°40'29" West 430.19 feet to a 5/8" iron rod at the Southwest corner of the tract of land described in Reel 3902, Pages 265-267, Marion County Deed Records; thence North 88°55'37" West 51.89 feet to a 1/2" iron rod at the Southeast corner of a tract of land described in Reel 3936, Page 295, Marion County Deed Records; thence along the East line of said Tract North 15°05'22" West 349.18 feet to a 5/8" iron rod; thence along the North line of said Tract South 66°37'10" West 126.08 feet to a 5/8" iron rod at the Southeast corner of a tract of land described in Reel 1548, Page 519, Marion County Deed Records; thence along the East line of said Tract North 00°14'26" West 266.94 feet to a 5/8" iron rod at the Northeast corner of said Tract; thence along the North line of said tract South 65°48'13" West 240.60 feet to a 5/8" iron rod on the East Right of Way of Battle Creek Road; thence along said East Right of Way North 38°10'55" West 271.23 feet to a 5/8" iron rod; thence North 66°00'02" East 334.26 feet to a 5/8" iron rod; thence North 49°48'56" East 66.86 feet to a 5/8" iron rod; thence North 18°41'57" East 52.94 feet to a 5/8" iron rod; thence North 01°24'53" West 736.20 feet to a 5/8" iron rod; thence North 55°13'28" West 1.33 feet to a 5/8" iron rod; thence 104.21 feet along a 170 foot radius curve to the left (the chord of which bears North 72°47'08" West 102.59 feet) to a 5/8" iron rod; thence South 89°39'12" West 120.54 feet to a 5/8" iron rod on the East Right of Way of Reed Road; thence along said East Right of Way North 14°53'44" East 80.88 feet to a 5/8" iron rod on the East-West quarter section line of said Section 11; thence along said quarter section line North 89°37'45" East 878.77 feet to the Point of Beginning and containing 26.29 acres, more or less.

The Basis of Bearing for this legal description is North 14°53'44" East along found monuments in the centerline of Reed Road.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JULY 14, 2020  
LEO LITOWICH  
91070

RENEWS: 12-31-2022

Exhibit B

All that real property being described as Tax Lot 601 in Reel 1950, Page 327, recorded in Marion County Deed Records also being the lands described on Partition Plat 2019-36, Marion County Book of Town Plats and being more particularly described as follows:

Beginning at a 5/8" iron rod at the Southeast corner of the tract of land described in Reel 3602, Page 265, Marion County Deed Records in the Southeast Quarter of Section 11, Township 8 South, Range 3 West of the Willamette Meridian; thence along the South line of said tract South 67°24'55" West 344.88 feet to the Northeast corner of the tract described in Reel 3032, Page 486, Marion County Deed Records; thence along the East line of said tract South 14°47'28" East 222.00 feet; thence along the North Right of Way of Kuebler Boulevard the following three calls: North 56°39'11" East 167.25 feet to a 5/8" iron rod with aluminum cap; North 64°58'18" East 102.80 feet to a 5/8" iron rod with aluminum cap; North 71°57'25" East 28.52 feet to the East line of said Section 11; thence along said section line North 00°30'00" East 202.84 feet to the Point of Beginning and containing 1.43 acres, more or less.

The Basis of Bearing for this legal description is North 00°30'00" East along the East line of Section 11 as depicted on Partition Plat 2019-36.



Exhibit C

All that real property situated in the Southeast Quarter of Section 11, Township 8 South, Range 3 West of the Willamette Meridian, City of Salem, Marion County, Oregon and being more particularly described as follows:

Beginning at a stone scribed "CS +" at the quarter corner common to Sections 11 and 12; thence South along the East Section Line of said Section 11 South 00°14'26" East 929.74 feet to a 5/8" iron rod marking the Northeast corner of the lands described in Circuit Court Journal for Marion County, Document Number 116205; thence South 89°15'34" West 125.00 feet to a 5/8" iron rod marking the Northwest corner of the lands described in said Circuit Court Journal; thence North 26°43'24" West 58.32 feet to a 5/8" iron rod; thence North 00°14'26" West 37.46 feet to a 5/8" iron rod; thence South 89°45'34" West 186.35 feet to a 5/8" iron rod; thence North 67°31'04" West 54.12 feet to a 5/8" iron rod; thence South 38°35'19" West 352.65 feet to a 5/8" iron rod; thence 47.92 feet along a 100.00 foot radius curve to the right (the chord of which bears South 52°19'05" West 47.47 feet) to a 5/8" iron rod; thence South 66°02'50" West 16.74 feet to a 5/8" iron rod; thence North 23°57'10" West 203.18 feet to a 5/8" iron rod on the South line of the tract of land described as Exhibit C in Reel 4345, Page 413, Marion County Deed Records; thence along said South line North 66°00'02" East 10.21 feet to a 5/8" iron rod; thence along the East line of said Exhibit C the following three calls: North 49°48'56" East 66.86 feet to a 5/8" iron rod; North 18°41'57" East 52.94 feet to a 5/8" iron rod; North 01°24'53" West 736.20 feet to a 5/8" iron rod at the Northeast corner of said Exhibit C; thence along the North line of said Exhibit C the following three calls: North 55°13'28" West 1.33 feet to a 5/8" iron rod; 104.21 feet along a 170.00 foot radius curve to the left (the chord of which bears North 72°47'08" West 102.59 feet) to a 5/8" iron rod; South 89°39'12" West 120.54 feet to a 5/8" iron rod on the East Right of Way of Reed Road; thence along said East Right of Way North 14°53'44" East 80.88 feet to a 5/8" iron rod on the East-West quarter section line of said Section 11; thence along said quarter section line North 89°37'45" East 878.77 feet to the Point of Beginning and containing 14.85 acres, more or less.

The Basis of Bearing for this legal description is South 00°14'26" East along the East line of Section 11 per Marion County Survey Record 39260.



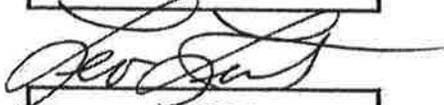
Exhibit D

All that real property situated in the Southeast Quarter of Section 11, Township 8 South, Range 3 West of the Willamette Meridian, City of Salem, Marion County, Oregon and being more particularly described as follows:

Beginning at a 1/2" iron pipe at the Southwest corner of Parcel 1, Partition Plat 2019-36, Marion County Book of Partition Plats; thence along the West line of said parcel North 15°31'54" West 222.00 feet to the Northwest corner of said parcel being on the south line of the tract of land described as Exhibit D in Reel 4345, Page 413, Marion County Deed Records; thence along said South line the following two calls: South 66°40'29" West 85.31 feet to a 5/8" iron rod; North 88°55'37" West 51.89 feet to a 1/2" iron rod at the Southeast corner of a tract of land described in Reel 3936, Page 295, Marion County Deed Records; thence along the East line of said Tract North 15°05'22" West 349.18 feet to a 5/8" iron rod; thence along the North line of said Tract South 66°37'10" West 126.08 feet to a 5/8" iron rod at the Southeast corner of a tract of land described in Reel 1548, Page 519, Marion County Deed Records; thence along the East line of said Tract North 00°14'26" West 266.94 feet to a 5/8" iron rod at the Northeast corner of said Tract; thence along the North line of said tract South 65°48'13" West 240.60 feet to a 5/8" iron rod on the East Right of Way of Battle Creek Road; thence along said East Right of Way North 38°10'55" West 271.23 feet to a 5/8" iron rod at the Southwest corner of the tract of land described as Exhibit C in Reel 4345, Page 413, Marion County Deed Records; thence North 66°00'02" East 324.05 feet to a 5/8" iron rod; thence South 23°57'10" East 203.18 feet to a 5/8" iron rod; thence North 66°02'50" East 16.74 feet to a 5/8" iron rod; thence 47.92 feet along a 100.00 foot radius curve to the left (the chord of which bears North 52°19'05" East 47.47 feet) to a 5/8" iron rod; thence North 38°35'19" East 352.65 feet to a 5/8" iron rod; thence South 67°31'04" East 54.12 feet to a 5/8" iron rod; thence North 89°45'34" East 186.35 feet to a 5/8" iron rod; thence South 00°14'26" East 37.46 feet to a 5/8" iron rod; thence South 26°43'24" East 58.32 feet to a 5/8" iron rod marking the Northwest corner of the lands described in Circuit Court Journal for Marion County, Document Number 116205; thence parallel to the East line of said Section 11 South 00°14'26" East 301.76 feet to a 5/8" iron rod marking the Southwest corner of the lands described in said Circuit Court Journal; thence along said South line North 66°37'10" East 135.93 feet to the East Section Line of said Section 11; thence along said East Section Line South 00°14'26" East 399.57 feet to a 5/8" iron rod at the Northeast corner of Parcel 1, Partition Plat 2019-36; thence along the East line of said parcel South 00°14'26" East 202.84 feet to the North Right of Way of Kuebler Boulevard; thence along said North Right of Way the following three calls: South 71°12'59" West 28.52 feet to a 5/8" iron rod with aluminum cap; South 64°13'52" West 102.80 feet to a 5/8" iron rod with aluminum cap; South 55°54'45" West 167.25 feet to the Point of Beginning and containing 12.86 acres, more or less.

The Basis of Bearing for this legal description is South 00°14'26" East along the East line of Section 11 per Marion County Survey Record 39260.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JULY 14, 2020  
LEO LITOWICH  
91070

RENEWS: 12-31-2022

Exhibit E

All that real property situated in the Southeast Quarter of Section 11, Township 8 South, Range 3 West of the Willamette Meridian, City of Salem, Marion County, Oregon and being more particularly described as follows:

Beginning at a 5/8" iron rod at the Northeast corner of Parcel 1, Partition Plat 2019-36; thence along the North line of said parcel and its extension South 66°40'29" West 430.19 feet to a 5/8" iron rod at an angle point on the North line of the tract of land described in Reel 3032, Page 486, Marion County Deed Records; thence along said north line North 88°55'37" West 51.89 feet to a 1/2" iron rod at the Southeast corner of a tract of land described in Reel 3936, Page 295, Marion County Deed Records; thence along the East line of said Tract North 15°05'22" West 349.18 feet to a 5/8" iron rod; thence along the North line of said Tract South 66°37'10" West 126.08 feet to a 5/8" iron rod at the Southeast corner of a tract of land described in Reel 1548, Page 519, Marion County Deed Records; thence along the East line of said Tract North 00°14'26" West 266.94 feet to a 5/8" iron rod at the Northeast corner of said Tract; thence along the North line of said tract South 65°48'13" West 240.60 feet to a 5/8" iron rod on the East Right of Way of Battle Creek Road; thence along said East Right of Way North 38°10'55" West 271.23 feet to a 5/8" iron rod at the Southwest corner of the tract of land described as Exhibit C in Reel 4345, Page 413, Marion County Deed Records; thence North 66°00'02" East 324.05 feet to a 5/8" iron rod; thence South 23°57'10" East 203.18 feet to a 5/8" iron rod; thence North 66°02'50" East 16.74 feet to a 5/8" iron rod; thence 47.92 feet along a 100.00 foot radius curve to the left (the chord of which bears North 52°19'05" East 47.47 feet) to a 5/8" iron rod; thence North 38°35'19" East 352.65 feet to a 5/8" iron rod; thence South 67°31'04" East 54.12 feet to a 5/8" iron rod; thence North 89°45'34" East 186.35 feet to a 5/8" iron rod; thence South 00°14'26" East 37.46 feet to a 5/8" iron rod; thence South 26°43'24" East 58.32 feet to a 5/8" iron rod marking the Northwest corner of the lands described in Circuit Court Journal for Marion County, Document Number 116205; thence parallel to the East line of said Section 11 South 00°14'26" East 301.76 feet to a 5/8" iron rod marking the Southwest corner of the lands described in said Circuit Court Journal; thence along said South line North 66°37'10" East 135.93 feet to the East Section Line of said Section 11; thence along said East Section Line South 00°14'26" East 399.57 feet to the Point of Beginning and containing 11.44 acres, more or less.

The Basis of Bearing for this legal description is South 00°14'26" East along the East line of Section 11 per Marion County Survey Record 39260.



RENEWS: 12-31-2022

**REEL: 4431**

**PAGE: 84**

**January 04, 2021, 02:49 pm.**

CONTROL #: 633873

State of Oregon  
County of Marion

I hereby certify that the attached instrument was received and duly recorded by me in Marion County records:

FEE: \$ 121.00

BILL BURGESS  
COUNTY CLERK

THIS IS NOT AN INVOICE.