

After recording, return to:

Sam H. Lapray
PO Box 3432
Salem, OR 97302

Send tax statements to:

Sam H. Lapray
PO Box 3432
Salem, OR 97302

Consideration = \$0

PRELIMINARY

Property Line Adjustment Deed 2 of 3

Sam H. Lapray, hereinafter called Grantor, PO Box 3432 Salem, OR 97302, is the owner of real property described in Exhibit D of Reel 4704, Page 16, Marion County Deed Records, located in the City of Salem, Marion County, Oregon, referred to herein as Property A, and more particularly described on Exhibit A, which is attached hereto and by this reference incorporated herein.

Sam H. Lapray, hereinafter called Grantee, PO Box 3432 Salem, OR 97302, is the owner of real property described in Exhibit D of Instrument Number 2024-_____, Marion County Deed Records, located in the 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 15,047 square feet 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 15,047 square feet 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 the City of Salem, Marion County, Oregon, described on Exhibit E, which is attached hereto and by this reference incorporated herein.

PRELIMINARY

“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 \$0; 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

PRELIMINARY

This Property Line Adjustment Deed is executed this _____ day of _____,
20_____.

GRANTOR

GRANTEE

Sam H. Lapray

Sam H. Lapray

State of Oregon)
) ss.
County of _____)

This instrument was acknowledged before me on _____, 20 _____,
by Sam H. Lapray

Before me:

Notary Public for _____
My Commission Expires: _____

EXHIBIT A

Legal Description For: Original Property A

A unit of land situated in the northwest one-quarter of Section 22, Township 8 South, Range 3 West, of the Willamette Meridian, in the City of Salem, Marion County, Oregon, said unit of land being more particularly described as follows:

Beginning at a 5/8-inch iron rod with an orange plastic cap stamped "HARRIS L.S.96889", said point being North 89°45'38" West 67.10 feet from the southeast corner of that land described in Exhibit C, Reel 4704, Page 15, Marion County Deed Records; and running thence:

North 00°11'59" East 258.73 feet to a like iron rod on the north line of said deed;
thence along said north line, North 80°49'21" East 91.22 feet to a like iron rod;
thence leaving said north line, South 00°11'59" West 273.65 feet to a like iron rod on the north right of way line of Sahalee Drive SE;
thence along said north right of way line, North 89°45'38" West 90.00 feet to the Point of Beginning, containing 23,957 square feet of land, more or less.

Bearings are referenced to NAD83(2011), Epoch 2010.00, Oregon Coordinate Reference System (OCRS) Salem Zone.

EXHIBIT B

Legal Description For: Original Property B

A unit of land situated in the northwest one-quarter of Section 22, Township 8 South, Range 3 West, of the Willamette Meridian, in the City of Salem, Marion County, Oregon, and being all of that property described in Exhibit D of Reel 4704, Page 15, together with a portion of that property described in Exhibit D of Reel 4704, Page 14, Marion County Deed Records, said unit of land being more particularly described as follows:

Beginning at the northwest corner of that property described in Exhibit D of Reel 4704, Page 14, Marion County Deed Records; and running thence:
along the north line of said property and the north line of that property described in Exhibit D of Reel 4704, Page 15, Marion County Deed Records, North 80°49'21" East 342.04 feet to a 5/8-inch iron rod with an orange plastic cap stamped "HARRIS L.S.96889" marking the northeast corner thereof;
thence along the east line of said property, South 00°11'59" West 258.73 feet to a like iron rod on the northerly right of way line of Sahalee Drive SE;
thence along said northerly right of way line, North 89°45'38" West 176.08 feet to a like iron rod;
thence leaving said northerly right of way line, North 00°11'59" East 110.00 feet to a like iron rod;
thence South 84°21'38" West 38.89 feet to a like iron rod on the west line of said property;
thence along said west line, North 12°02'34" West 109.49 feet to the Point of Beginning, containing 1.38 acres of land, more or less.

Bearings are referenced to NAD83(2011), Epoch 2010.00, Oregon Coordinate Reference System (OCRS) Salem Zone.

EXHIBIT C

Legal Description For:
Adjusted Property A

A unit of land situated in the northwest one-quarter of Section 22, Township 8 South, Range 3 West, of the Willamette Meridian, in the City of Salem, Marion County, Oregon, and being a portion of that property described in Exhibit D of Reel 4704, Page 16, Marion County Deed Records, said unit of land being more particularly described as follows:

Beginning at the southeast corner of that property described in Exhibit D of Reel 4704, Page 16, Marion County Deed Records, said point marked by a 5/8-inch iron rod with an orange plastic cap stamped "HARRIS L.S.96889", said point also being on the northerly right of way line of Sahalee Drive SE; and running thence:
along said northerly right of way line, North 89°45'38" West 90.00 feet to a like iron rod at the southwest corner of said property;
thence leaving said northerly right of way line, and along the west line of said property, North 00°11'59" East 95.00 feet to a like iron rod;
thence leaving said west line, South 89°45'38" East 90.00 feet to a like iron rod on the east line of said property;
thence along said east line, South 00°11'59" West 95.00 feet to the Point of Beginning, containing 8,550 square feet of land, more or less.

Bearings are referenced to NAD83(2011), Epoch 2010.00, Oregon Coordinate Reference System (OCRS) Salem Zone.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

PRELIMINARY

**OREGON
JANUARY 10, 2023
BRAD ROBERT HARRIS
96889PLS**

EXPIRES: 06/30/2025

EXHIBIT D

Legal Description For: Adjusted Property B

A unit of land situated in the northwest one-quarter of Section 22, Township 8 South, Range 3 West, of the Willamette Meridian, in the City of Salem, Marion County, Oregon, and being all of that property described in Exhibit D of Instrument Number 2024-_____, together with a portion of that property described in Exhibit D of Reel 4704, Page 16, Marion County Deed Records, said unit of land being more particularly described as follows:

Beginning at the northwest corner of that property described in Exhibit D of Instrument Number 2024-_____, Marion County Deed Records; and running thence:
along the north line of said property and the north line of that property described in Exhibit D of Reel 4704, Page 16, Marion County Deed Records, North 80°49'21" East 433.26 feet to a 5/8-inch iron rod with an orange plastic cap stamped "HARRIS L.S.96889" at the northeast corner thereof;
thence along the east line of said property, South 00°11'59" West 178.65 feet to a like iron rod;
thence leaving said east line, North 89°45'38" West, parallel with the northerly right of way line of Sahalee Drive SE, 90.00 feet to a like iron rod on the west line of said property;
thence along said west line, South 00°11'59" West 95.00 feet to a like iron rod on said northerly right of way line;
thence along said northerly right of way line, North 89°45'38" West 176.08 feet to a like iron rod;
thence leaving said northerly right of way line, North 00°11'59" East 110.00 feet to a like iron rod;
thence South 84°21'38" West 138.89 feet to a like iron rod on the west line of said property;
thence along said west line, North 12°02'34" West 109.49 feet to the Point of Beginning, containing 1.74 acres of land, more or less.

Bearings are referenced to NAD83(2011), Epoch 2010.00, Oregon Coordinate Reference System (OCRS) Salem Zone.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

PRELIMINARY

**OREGON
JANUARY 10, 2023
BRAD ROBERT HARRIS
96889PLS**

EXPIRES: 06/30/2025

EXHIBIT E

Legal Description For: Transferred Property

A unit of land situated in the northwest one-quarter of Section 22, Township 8 South, Range 3 West, of the Willamette Meridian, in the City of Salem, Marion County, Oregon, and being a portion of that property described in Exhibit D of Reel 4704, Page 16, Marion County Deed Records, said unit of land being more particularly described as follows:

Beginning at the northeast corner of that property described in EXHIBIT D of Reel 4704, Page 16, Marion County Deed Records, said point marked with a 5/8-inch iron rod with an orange plastic cap stamped "HARRIS L.S.96889"; and running thence:
along the east line of said property, South 00°11'59" West 178.65 feet to a like iron rod;
thence leaving said east line, North 89°45'38" West, parallel with the northerly right of way line of Sahalee Drive SE, 90.00 feet to a like iron rod on the west line of said property;
thence along said west line, North 00°11'59" East 163.73 feet to a like iron rod at the northwest corner of said property;
thence along the north line of said property, North 80°49'21" East 91.22 feet to the Point of Beginning, containing 15,407 square feet of land, more or less.

Bearings are referenced to NAD83(2011), Epoch 2010.00, Oregon Coordinate Reference System (OCRS) Salem Zone.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

PRELIMINARY

**OREGON
JANUARY 10, 2023
BRAD ROBERT HARRIS
96889PLS**

EXPIRES: 06/30/2025