

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

Property Line Adjustment Deed 3 of 3

Sam H. Lapray, hereinafter called Grantor, PO Box 3432 Salem, OR 97302, is the owner of real property described in Reel 4409, Page 102, 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 C of Reel 4704, Page 15, 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 7,081 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 7,081 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.

"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

This Property Line Adjustment Deed is executed this 24 day of April, 2023.

GRANTOR

GRANTEE

[Signature]
Sam H. Lapray

[Signature]
Sam H. Lapray

State of Oregon)
) ss.
County of Marion)

This instrument was acknowledged before me on April 24, 20 23,
by Sam H. Lapray

Before me:

Brandy Ryan
Notary Public for Oregon
My Commission Expires: October 18, 2025

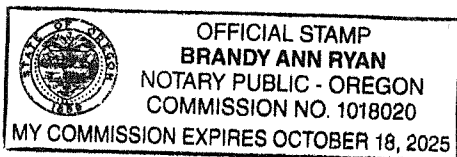


EXHIBIT "A"

Legal Description For:
Original Property "A"

Lot 1, Sahalee Estates, in the City of Salem, Marion County, Oregon. (Plat Volume 48, Page 15)

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, said unit of land being more particularly described as follows:

Beginning at the southeast corner of Lot 2, SAHALEE ESTATES, as platted and recorded in Volume H48, Page 15, Book of Town Plats for Marion County, Oregon, said point being on the north right of way line of Sahalee Drive SE; and running thence:
along said north right of way line, North 89°45'38" West 67.10 feet to a 5/8-inch iron rod with an orange plastic cap stamped "HARRIS L.S.96889";
thence leaving said north right of way line, North 00°11'59" East 258.73 feet to a like iron rod on the north line of said Lot 2;
thence along said north line, North 80°49'21" East 61.56 feet to the northeast corner of said Lot 2;
thence along the east line of said Lot 2, South 01°09'25" East 268.88 feet to the Point of Beginning, containing 16,876 square feet 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, said unit of land being more particularly described as follows:

Beginning at the southeast corner of Lot 1, SAHALEE ESTATES, as platted and recorded in Volume H48, Page 15, Book of Town Plats for Marion County, Oregon, said point being on the north right of way line of Sahalee Drive SE; and running thence:
along said north right of way line, North 89°45'38" West 90.00 feet to a 5/8-inch iron rod with an orange plastic cap stamped "HARRIS L.S.96889";
thence leaving said north right of way line, North 00°11'59" East 273.65 feet to a like iron rod on the north line of said Lot 1;
thence along said north line, North 80°49'21" East 91.39 feet to the northeast corner of said Lot 1;
thence along the east line of said Lot 1, South 00°13'52" West 288.60 feet to the Point of Beginning, containing 25,327 square feet of land, more or less.

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



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, 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.

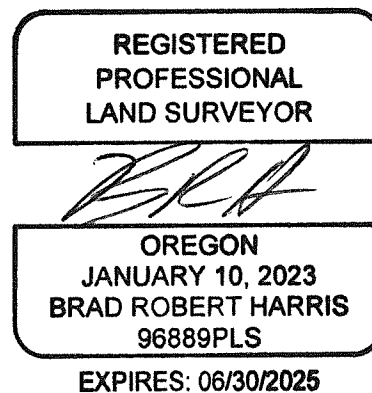


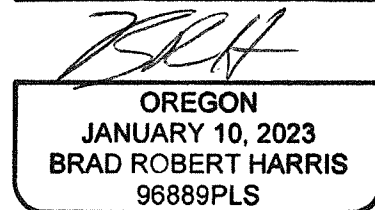
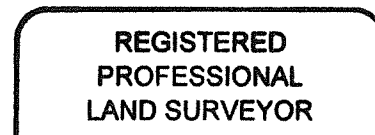
EXHIBIT "E"

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, said unit of land being more particularly described as follows:

Beginning at the southwest corner of Lot 1, SAHALEE ESTATES, as platted and recorded in Volume H48, Page 15, Book of Town Plats for Marion County, Oregon, said point also being on the northerly right of way line of Sahalee Drive SE; and running thence: along the west line of said Lot 1, North 01°09'25" West 268.88 feet to the northwest corner thereof;
thence along the north line of said Lot 1, North 80°49'21" East 29.66 feet to a 5/8-inch iron rod with an orange plastic cap stamped "HARRIS L.S.96889";
thence leaving said north line, South 00°11'59" West 273.65 feet to a like iron rod on the north right of way of Sahalee Drive SE;
thence along said north right of way line, North 89°45'38" West 22.90 feet to the Point of Beginning, containing 7,081 square feet of land, more or less.

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



EXPIRES: 06/30/2025

REEL: 4704

PAGE: 16

April 24, 2023, 04:19 pm.

CONTROL #: 737252

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.