

**After recording, return to:**

Josephine Gauthier  
1970 Fairmount Avenue S.  
Salem, OR 97309

**Send tax statements to:**

Josephine Gauthier  
1970 Fairmount Avenue S.  
Salem, OR 97309

## **Property Line Adjustment Deed**

Josephine H. Gauthier, Trustee of the Josephine Gauthier Living Trust Dated August 7, 2017, hereinafter called Grantor, 1970 Fairmount Avenue S. Salem, OR 97309, is the owner of real property located in 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. William D. Schwarz and Denise K. Schwarz, Trustees of the Schwarz Joint Revocable living trust dated September 11, 2017, hereinafter called Grantee, 360 Luther Street S., Salem, OR, 97302, is the owner of real property located in 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 246 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 246 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 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 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Josephine H. Gauthier, Trustee

By: \_\_\_\_\_  
Trustee of the Josephine Gauthier Living  
Trust dated August 7, 2017

STATE OF OREGON )  
 ) ss.  
County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_,  
by Josephine H. Gauthier, as Trustee of the Josephine Gauthier Living Trust dated August 7,  
2017.

\_\_\_\_\_  
Notary Public—State of Oregon  
My commission expires: \_\_\_\_\_

William D. Schwarz, Trustee

By: \_\_\_\_\_  
Trustee of the Schwarz Joint Revocable  
Living Trust dated September 11, 2017

STATE OF OREGON )  
 ) ss.  
County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_,  
by William D. Schwarz, as Trustee of the Schwarz Joint Revocable Living Trust dated  
September 11, 2017.

\_\_\_\_\_  
Notary Public—State of Oregon  
My commission expires: \_\_\_\_\_

By: \_\_\_\_\_  
Trustee of the Schwarz Joint Revocable  
Living Trust dated September 11, 2017

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_, by Denise K. Schwarz, as Trustee of the Schwarz Joint Revocable Living Trust dated September 11, 2017.

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## **Land Markers Surveying**

4068 Hudson Ave. NE

Salem, OR 97317

503-581-0911

### **Exhibit "A"**

March 28, 2024

Job No. 2024-021

Description for Josephine Gauthier

#### **Property "A"**

Real property situated in the Northwest quarter of Section 23, Township 7 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, said property being that property conveyed to Josephine H. Gauthier, Trustee of the Josephine Gauthier Living Trust dated August 7, 2017, in Reel 3979, Page 421, Marion County Deed Records, and being more particularly described as follows:

Lot 8, Block 3, "Meeker's Addition", as recorded in Volume 5, Page 9, Book of Town Plats for Marion County, Oregon, in the City of Salem, Marion County, Oregon.

## **Land Markers Surveying**

4068 Hudson Ave. NE

Salem, OR 97317

503-581-0911

### **Exhibit "B"**

March 28, 2024

Job No. 2024-021

Description for Josephine Gauthier

#### **Property "B"**

Real property situated in the Northwest quarter of Section 23, Township 7 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, said property being that property conveyed to William D. Schwarz and Denise K. Schwarz, Trustees of the Schwarz Joint Revocable Living Trust dated September 11, 2017, in Reel 3993, Page 152, Marion County Deed Records, and being more particularly described as follows:

Beginning at the Southeast corner of Lot 9, Block 3, of "Meeker's Addition" to the City of Salem, Marion County, Oregon; running thence West along the South line of said Lot 49.0 feet; thence North on a line parallel with the East line of Lots 9 and 10, in said Block 3, to the North line of said Lot 10; thence Easterly along said North line to the Northeast corner of said Lot 10; thence South along the East line of said Lots 9 and 10, to the place of beginning.

ALSO: Beginning at the Northeast corner of Lot 2, in Block 17, "Fair Mount Park Addition to the City of Salem", as recorded in Volume 2, Page 2, Book of Town Plats for Marion County, Oregon; running thence West along the North line of said Lot 50.0 feet; thence Southerly on a line parallel with the East line of said Lot to the South line of said Lot; thence East along the South line of said Lot to the Southeast corner of said Lot; thence North along the East line of said Lot to the place of beginning.

## Land Markers Surveying

4068 Hudson Ave. NE

Salem, OR 97317

503-581-0911

### Exhibit "C"

March 28, 2024

Job No. 2024-021

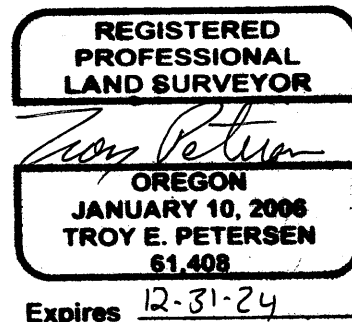
Description for Josephine Gauthier

#### Adjusted Property "A"

Real property situated in the Northwest quarter of Section 23, Township 7 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, said property being a portion of that property conveyed to Josephine H. Gauthier, Trustee of the Josephine Gauthier Living Trust dated August 7, 2017, in Reel 3979, Page 421, Marion County Deed Records, and being more particularly described as follows:

Beginning at the Southeast corner of Lot 8, Block 3, of "Meeker's Addition" to the City of Salem, as recorded in Volume 5, Page 9, Book of Town Plats for Marion County, Oregon; running thence South 89°53'18" West along the South line of said Lot 8, 148.88 feet to the Southwest corner of said Lot 8; thence North 00°06'06" West along the West line of said Lot 8, 50.02 feet to the Northwest corner of said Lot 8; thence North 89°53'42" East along the North line of said Lot 8, 99.72 feet to the Southwest corner of that property described in Reel 3993, Page 152, Marion County Deed Records; thence South 00°01'39" West along the Southerly extension of the West line of said property, 5.00 feet; thence North 89°53'42" East parallel with the North line of said Lot 8, 49.16 feet to a point on the East line of said Lot 8, said point being 5.00 feet South 00°06'25" East from the Northeast corner of said Lot 8; thence South 00°06'25" East along said East line, 45.00 feet to the point of beginning and containing 7,199 square feet of land, more or less.

The basis of bearings for the above description is the South right of way line of Luther Street with a bearing of South 89°54'00" East as shown on Marion County Survey Record 37673.



## Land Markers Surveying

4068 Hudson Ave. NE

Salem, OR 97317

503-581-0911

### Exhibit "D"

March 28, 2024

Job No. 2024-021

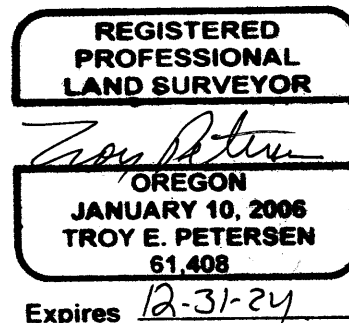
Description for Josephine Gauthier

#### Adjusted Property "B"

Real property situated in the Northwest quarter of Section 23, Township 7 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, said property being a portion of that property conveyed to Josephine H. Gauthier, Trustee of the Josephine Gauthier Living Trust dated August 7, 2017, in Reel 3979, Page 421, Marion County Deed Records, and that property conveyed to William D. Schwarz and Denise K. Schwarz, Trustees of the Schwarz Joint Revocable Living Trust dated September 11, 2017 and being more particularly described as follows:

Beginning at the Southeast corner of Lot 9, Block 3, of "Meeker's Addition" to the City of Salem, as recorded in Volume 5, Page 9, Book of Town Plats for Marion County, Oregon; running thence South 00°06'25" East along the East line of Lot 8 of said Block 3, 5.00 feet; thence South 89°53'42" West parallel with the South line of said Lot 9, 49.16 feet; thence North 00°01'39" West 148.32 feet to the North line of Lot 2, Block 17 "Fair Mount Park Addition to Salem" as recorded in Volume 2, Page 2, Book of Town Plats for Marion County, Oregon; thence South 89°54'00" East along said North line, 48.95 feet to the Northeast corner of said Lot 2; thence South 00°06'25" East along the East line of said Lot 2 and the East line of Lots 9 and 10, of said Block 3, 143.14 feet to the point of beginning and containing 7,272 square feet of land, more or less.

The basis of bearings for the above description is the South right of way line of Luther Street with a bearing of South 89°54'00" East as shown on Marion County Survey Record 37673.





## Land Markers Surveying

4068 Hudson Ave. NE

Salem, OR 97317

503-581-0911

### Exhibit "E"

March 28, 2024

Job No. 2024-021

Description for Josephine Gauthier

#### Transfer Area

Real property situated in the Northwest quarter of Section 23, Township 7 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, said property being a portion of that property conveyed to Josephine H. Gauthier, Trustee of the Josephine Gauthier Living Trust dated August 7, 2017, in Reel 3979, Page 421, Marion County Deed Records and being more particularly described as follows:

Beginning at the Southeast corner of Lot 9, Block 3, of "Meeker's Addition to the City of Salem", as recorded in Volume 5, Page 9, Book of Town Plats for Marion County, Oregon; running thence South 00°06'25" East along the East line of Lot 8 of said Block 3, 5.00 feet; thence South 89°53'42" West parallel with the South line of said Lot 9, 49.16 feet; thence North 00°01'39" West 5.00 feet to the South line of said Lot 9, Block 3, of "Meeker's Addition to Salem" as recorded in Volume 5, Page 9, Book of Town Plats for Marion County, Oregon; thence South 89°54'00" East along said North line, 48.95 feet to the Northeast corner of said Lot 2; thence North 00°01'39" West 5.00 feet to the South line of said Lot 9; thence North 89°53'42" East along said South line, 49.15 feet to the point of beginning and containing 246 square feet of land, more or less.

The basis of bearings for the above description is the South right of way line of Luther Street with a bearing of South 89°54'00" East as shown on Marion County Survey Record 37673.

