

After recording, return to:

[INSERT NAME]

[INSERT ADDRESS LINE 1]

[INSERT ADDRESS LINE 2]

Send tax statements to:

[INSERT NAME]

[INSERT ADDRESS LINE 1]

[INSERT ADDRESS LINE 2]

DRAFT

Property Line Adjustment Deed

The City of Salem, an Oregon Municipal Corporation¹, hereinafter called Grantor, [INSERT GRANTOR MAILING ADDRESS], 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. The City of Salem, an Oregon Municipal Corporation, hereinafter called Grantee, [INSERT GRANTEE MAILING ADDRESS], 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 6,804 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 6,804 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

¹ Note – This deed is structured on the assumption that it will be completed before Green Light-Home Forward closes on the subject property.

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 is a property line adjustment deed. In compliance with ORS 92.190, the following information is furnished: (1) the name of the parties to this deed are the City of Salem, an Oregon municipal corporation; (2) the deeds by which the City of Salem, an Oregon municipal corporation acquired title to the Exhibit A and Exhibit B property were recorded as Instrument No. [] in the official records of Marion County; and (3) monuments have been set pursuant ORS 92.060(7).

This property line adjustment deed is executed this _____ day of _____, 2024.

THE CITY OF SALEM

By: _____

Grantor

Title

STATE OF OREGON)
) ss.

County of _____)

This instrument was acknowledged before me on _____, 20_____,
by _____, as _____ of _____:

Notary Public—State of Oregon

My commission expires: _____

[INSERT GRANTEE NAME]

By: _____

Grantee

Title

STATE OF OREGON)
) ss.

County of)

This instrument was acknowledged before me on _____, 20____, by _____, as _____ of _____.

Notary Public—State of Oregon

My commission expires:

Exhibit "A"

Parcel 2

Existing

A tract of land being a portion of Parcel 2, Partition Plat No. _____, Marion County Plat Records, situated in the Southwest Quarter of Section 24, Township 7 South, Range 3 West, of the Willamette Meridian, in the City of Salem, Marion County, Oregon, said tract of land being more particularly described as follows:

Commencing at the Northwest corner of said Parcel 2, said point also being on the South right-of-way line of D Street NE; thence along the West line of said Parcel 2 South 00°21'26" East a distance of 281.95 feet; thence South 18°54'29" West a distance of 52.73 feet to the Southeast corner of Parcel 13 granted to Salem Health Hospitals & Clinics by Deed recorded June 16, 2021 as Instrument No. 2021-036010, Marion County Deed Records, and the Point of Beginning of the herein described tract of land; thence from said **Point of Beginning** South 18°54'29" West a distance of 28.61 feet; thence North 89°35'52" East a distance of 160.64 feet; thence South 00°00'00" East a distance of 152.71 feet; thence South 35°59'27" West a distance of 264.31 feet; thence South 02°06'15" East a distance of 68.09 feet to the Northeast corner of that tract of land granted to Medical Center Eye Clinic Building LLC by Deed recorded January 30, 2007 in Reel 2770, Page 466, Marion County Deed Records; thence along the North line of said Medical Center tract South 88°42'04" West a distance of 168.44 feet to the East line of Parcel 1, Partition Plat No. 1993-57, Marion County Plat Records; thence along the East line of said Parcel 1 North 02°07'02" West a distance of 172.29 feet to the Northeast corner of that tract of land granted to Salem Health Hospitals & Clinics by Deed recorded May 9, 2023 as Instrument No. 2023-012789, Marion County Deed Records; thence along the North line of said Salem Health tract North 89°37'24" West a distance of 152.90 feet to the East line of Lee Mission Cemetery as shown on that plat filed in Volume 19, Page 19, Marion County Book of Town Plats; thence along the East line of said Cemetery tract North 20°00'32" East a distance of 212.26 feet; thence North 00°07'24" West a distance of 89.94 feet to the Southwest corner of said Parcel 13; thence along the South line of said Parcel 13 North 89°35'52" East a distance of 256.69 feet to the **Point of Beginning**. The described tract of land contains 149,913 square feet, more or less.

The Basis of Bearings for this description is said Partition Plat No. _____, Marion County Plat Records.



Exhibit "B"

Parcel 13

Existing

A tract of land being all of Parcel 13 granted to Salem Health Hospitals & Clinics by Deed recorded June 16, 2021, as Instrument No. 2021-036010, Marion County Deed Records, situated in the Southwest Quarter of Section 24, Township 7 South, Range 3 West, of the Willamette Meridian, in the City of Salem, Marion County, Oregon, said tract of land being more particularly described as follows:

Commencing at the Northwest corner of Parcel 2, Partition Plat No. _____, Marion County Plat Records, said point also being on the South right-of-way line of D Street NE; thence along the West line of said Parcel 2 South 00°21'26" East a distance of 281.95 feet to the Northeast corner of said Parcel 13, said point also being the Southeast corner of that tract of land granted to the Seed of Faith Ministries by Deed recorded May 13, 2016 as Instrument No. 2016-022300, Marion County Deed Records, and the Point of Beginning of said Parcel 13; thence from said Point of Beginning continuing along the West line of said Parcel 2 South 18°54'29" West a distance of 52.73 feet to an angle point in the boundary line of said Parcel 2; thence along the North line of said Parcel 2 South 89°35'52" West a distance of 256.69 feet to the East line of Lee Mission Cemetery as shown on that plat filed in Volume 19, Page 19, Marion County Book of Town Plats; thence along the East line of said Cemetery tract North 00°07'24" West a distance of 49.76 feet to the Southwest corner of said Seed of Faith tract; thence along the South line of said Seed of Faith tract North 89°35'49" East a distance of 273.88 feet to the Point of Beginning. The described tract of land contains 13,201 square feet, more or less.

The Basis of Bearings for this description is said Partition Plat No. _____, Marion County Plat Records.

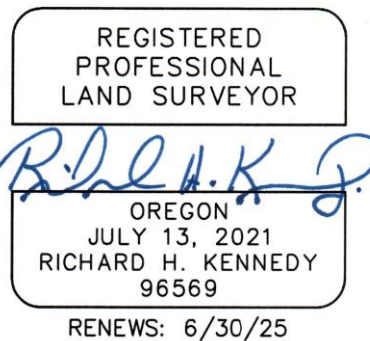


Exhibit "C"

Parcel 2

Resultant

A tract of land being a portion of Parcel 2, Partition Plat No. _____, Marion County Plat Records, situated in the Southwest Quarter of Section 24, Township 7 South, Range 3 West, of the Willamette Meridian, in the City of Salem, Marion County, Oregon, said tract of land being more particularly described as follows:

Commencing at the Northwest corner of said Parcel 2, said point also being a point on the South right-of-way line of D Street NE; thence along the West line of said Parcel 2 South 00°21'26" East a distance of 281.95 feet; thence South 18°54'29" West a distance of 81.34 feet to the Point of Beginning of the herein described tract of land; thence from said **Point of Beginning** North 89°35'52" East a distance of 160.64 feet; thence South 00°00'00" East a distance of 152.71 feet; thence South 35°59'27" West a distance of 264.31 feet; thence South 02°06'15" East a distance of 68.09 feet to the Northeast corner of that tract of land granted to Medical Center Eye Clinic Building LLC by Deed recorded January 30, 2007 in Reel 2770, Page 466, Marion County Deed Records; thence along the North line of said Medical Center tract South 88°42'04" West a distance of 168.44 feet to the East line of Parcel 1, Partition Plat No. 1993-57, Marion County Plat Records; thence along the East line of said Parcel 1 North 02°07'02" West a distance of 172.29 feet to the Northeast corner of that tract of land granted to Salem Health Hospitals & Clinics by Deed recorded May 9, 2023 as Instrument No. 2023-012789, Marion County Deed Records; thence along the North line of said Salem Health tract North 89°37'24" West a distance of 152.90 feet to the East line of Lee Mission Cemetery as shown on that plat filed in Volume 19, Page 19, Marion County Book of Town Plats; thence along the East line of said Cemetery tract North 20°00'32" East a distance of 212.26 feet; thence North 00°07'24" West a distance of 62.94 feet; thence along a line 27.00 feet Southerly of and Parallel to the North line of said Parcel 2 North 89°35'52" East a distance of 247.36 feet to the **Point of Beginning**. The described tract of land contains 143,109 square feet, more or less.

The Basis of Bearings for this description is said Partition Plat No. _____, Marion County Plat Records.



RENEWS: 6/30/25

Exhibit "D"

Parcel 13

Resultant

A tract of land being all of Parcel 13 granted to Salem Health Hospitals & Clinics by Deed recorded June 16, 2021 as Instrument No. 2021-036010, Marion County Deed Records, and a portion of Parcel 2, Partition Plat No. _____, Marion County Plat Records, situated in the Southwest Quarter of Section 24, Township 7 South, Range 3 West, of the Willamette Meridian, in the City of Salem, Marion County, Oregon, said tract of land being more particularly described as follows:

Commencing at the Northwest corner of said Parcel 2, said point also being on the South right-of-way line of D Street NE; thence along the West line of said Parcel 2 South $00^{\circ}21'26''$ East a distance of 281.95 feet to the Northeast corner of said Parcel 13, said point also being the Southeast corner of that tract of land granted to the Seed of Faith Ministries by Deed recorded May 13, 2016 as Instrument No. 2016-022300, Marion County Deed Records, and the Point of Beginning for the herein described tract of land; thence from said **Point of Beginning** South $18^{\circ}54'29''$ West a distance of 81.34 feet; thence along a line 27.00 feet Southerly of and parallel to the North line of said Parcel 2 South $89^{\circ}35'52''$ West a distance of 247.36 feet to the East line of Lee Mission Cemetery as shown on that plat filed in Volume 19, Page 19, Marion County Book of Town Plats; thence along the East line of said Cemetery tract North $00^{\circ}07'24''$ West a distance of 76.76 feet to the Southwest corner of said Seed of Faith tract; thence along the South line of said Seed of Faith tract North $89^{\circ}35'49''$ East a distance of 273.88 feet to the **Point of Beginning**. The described tract of land contains 20,006 square feet, more or less.

The Basis of Bearings for this description is said Partition Plat No. _____, Marion County Plat Records.

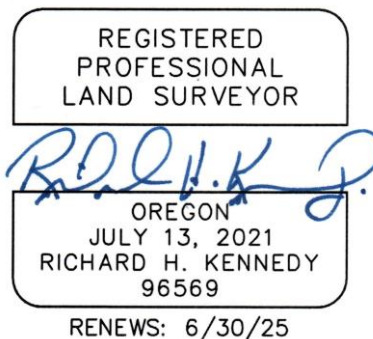


Exhibit "E"
Transfer Area

A tract of land being a portion of Parcel 2, Parcel Plat No. _____, Marion County Plat Records, situated in the Southwest Quarter of Section 24, Township 7 South, Range 3 West, of the Willamette Meridian, in the City of Salem, Marion County, Oregon, said tract of land being more particularly described as follows:

Commencing at the Northwest corner of said Parcel 2, said point also being a point on the South right-of-way line of D Street NE; thence along the West line of said Parcel 2 South 00°21'26" East a distance of 281.95 feet; thence South 18°54'29" West a distance of 52.73 feet to the Southeast corner of Parcel 13 granted to Salem Health Hospitals & Clinics by Deed recorded June 16, 2021 as Instrument No. 2021-036010, Marion County Deed Records, and the Point of Beginning of the herein described tract of land; thence from said **Point of Beginning** South 18°54'29" West a distance of 28.61 feet; thence along a line 27.00 feet Southerly of and parallel to the South line of said Parcel 13, also being the North line of said Parcel 2 South 89°35'52" West a distance of 247.36 feet to the East line of Lee Mission Cemetery as shown on that plat filed in Volume 19, Page 19, Marion County Book of Town Plats; thence along the East line of said Cemetery tract North 00°07'24" West a distance of 27.00 feet to the Southwest corner of said Parcel 13 and the Northwest corner of said Parcel 2; thence along the South line of said Parcel 13 and the North line of said Parcel 2 North 89°35'52" East a distance of 256.69 feet to the **Point of Beginning**. The described transfer area contains 6,805 square feet, more or less.

The Basis of Bearings for this description is said Partition Plat No. _____, Marion County Plat Records.

