

After recording, return to:

Hear No Evil, Inc.
2290 Commercial St SE
Salem, OR 97301

Send tax statements to:

Hear No Evil, Inc.
2290 Commercial St SE
Salem, OR 97301

Consideration = \$0

Property Line Adjustment Deed (2 OF 2) Consolidation

Christian P. Rasmussen as to an undivided 80% interest; and Alicia C. Rasmussen as to an undivided 20% interest, not as tenants in common, but with right of survivorship, hereinafter called Grantor, 2290 Commercial St NE, Salem, OR 97301, are the owners of real property located in the City of Salem, Marion County, Oregon, described in Reel 648, Page 133, Marion County Deed Records, referred to herein as Property A, and more particularly described on Exhibit A, which is attached hereto and by this reference incorporated herein. Christian P. Rasmussen as to an undivided 80% interest; and Alicia C. Rasmussen as to an undivided 20% interest, not as tenants in common, but with right of survivorship, hereinafter called Grantee, 2290 Commercial St NE, Salem, OR 97301, are the owners of real property located in the City of Salem, Marion County, Oregon, described in Document Number 2024-_____, Marion County Deed Records, 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 6,499 square feet and will hereafter be eliminated, and Property B will be increased in size by approximately 6,499 square feet and will hereafter consist of the land more particularly described on Exhibit C, 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 property as described on Exhibit C, 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 the aforementioned Exhibit A, which is attached hereto and incorporated herein by this reference.

“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 affect a property line adjustment, to consolidate two parcels into one.

PRELIMINARY

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

GRANTOR / GRANTEE

Christian P. Rasmussen as to an undivided 80% interest; and Alicia C. Rasmussen as
to an undivided 20% interest, not as tenants in common, but with right of survivorship

Christian P. Rasmussen

Alicia C. Rasmussen

State of OREGON)
) ss.
County of MARION)

This instrument was acknowledged before me on _____, 20 _____, by
Christian P. Rasmussen and Alicia C. Rasmussen.

Before me:

Notary Public for _____
My Commission Expires: _____

PRELIMINARY

EXHIBIT A

Legal Description For:
Original Property A

Lot 12, Block 13, RIVERVIEW PARK ADDITION TO SALEM as platted and recorded in
Volume 2, Page 39, Marion County Book of Town Plats.



EXHIBIT B

Legal Description For:
Original Property B

A unit of land, being all of Lots 13 and 14, Block 13, RIVERVIEW PARK ADDITION TO SALEM as platted and recorded in Volume 2, Page 39, Marion County Book of Town Plats, situated in the southeast one quarter of Section 15, Township 7 South, Range 3 West of the Willamette Meridian, in the City of Salem, Marion County, Oregon, more particularly described as follows:

Beginning at a tack in lead marking the northwest corner of Lot 14, Block 13, RIVERVIEW PARK ADDITION TO SALEM, as platted and recorded in Volume 2, Page 39, Marion County Book of Town Plats; and running thence:
along the north line of said Lot 14, North 89°55'39" East 129.97 feet to the northeast corner thereof;
thence along the east line of said Lot 14 and the east line of said Lot 13, South 00°07'43" West 100.35 feet to the southeast corner thereof;
thence along the south line of said Lot 13, North 89°57'57" West 129.75 feet to the southwest corner thereof;
thence along the west line of said Lot 13 and the west line of said Lot 14, North 00°00'11" East 100.11 feet to the Point of Beginning, containing 13,016 square feet of land, more or less.

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

PRELIMINARY

EXHIBIT "C"

Legal Description For:
Consolidated Property

A unit of land, being all of that property described in Exhibit C of Document Number 2024-_____ together with Lot 12, Block 13, RIVERVIEW PARK ADDITION TO SALEM as platted and recorded in Volume 2, Page 39, Marion County Book of Town Plats, situated in the southeast one quarter of Section 15, Township 7 South, Range 3 West of the Willamette Meridian, in the City of Salem, Marion County, Oregon, more particularly described as follows:

Beginning at a tack in lead marking the northwest corner of Lot 14, Block 13, RIVERVIEW PARK ADDITION TO SALEM, as platted and recorded in Volume 2, Page 39, Marion County Book of Town Plats, said point also being the northwest corner of that property described in Document Number 2024-_____, Marion County Deed Records; and running thence:
along the north line of said property, North 89°55'39" East 129.97 feet to the northeast corner thereof;
thence along the east line of said Property and the east line of Lot 12 of said plat, South 00°07'43" West 150.52 feet to the southeast corner thereof;
thence along the south line of said Lot 12, North 89°54'47" West 129.64 feet to the southwest corner thereof;
thence along the west line of said Lot 12 and the west line of said property, North 00°00'11" East 150.16 feet to the Point of Beginning, containing 19,515 square feet of land, more or less.

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
JANUARY 10, 2023
BRAD ROBERT HARRIS
96889PLS

EXPIRES: 06/30/2025