

After recording return to:
Stafford Homes & Land, LLC
Attn: Bryan Cavaness
8840 SW Holly Ln, Suite 200
Wilsonville, OR 97070

Send tax statements to:
Same as above.

Lot Consolidation Deed

GRANTOR

Stafford Homes & Land, LLC
8840 SW Holly Ln, Suite 200
Wilsonville, OR 97070

GRANTEE

Stafford Homes & Land, LLC
8840 SW Holly Ln, Suite 200
Wilsonville, OR 97070

Stafford Homes & Land, LLC, an Oregon limited liability company, hereinafter called Grantor, owns real property located in the city of Salem, Marion County, Oregon, referred to herein as Grantor Property A. Grantor Property A is more particularly described in Exhibit A, which is attached hereto and by this reference incorporated herein. Stafford Homes & Land, LLC, an Oregon limited liability company, hereinafter called Grantee, is the owner of real property located in Salem, Marion County, Oregon. Grantor Property B is more particularly described in Exhibit B, which is attached hereto and by this reference incorporated herein.

The purpose of this Lot Consolidation Deed (Deed) is to eliminate the common property line between Grantor Property A and Grantee Property B such that Grantor Property A and Grantee Property B will be consolidated into a single unit of property and Grantee Property B will hereafter consist of only the land described in Exhibit C, which is attached hereto and incorporated herein by this reference.

The consolidation of lots effectuated by this deed is made pursuant to the City of Salem approval in Case File No. _____

NOW THEREFORE, to effectuate the elimination of the common property line between Grantor Property A and Grantee Property B and create the consolidated property described in Exhibit C, Grantor hereby grants, transfers, and conveys to Grantee all rights, title, and interests in the real property described in Exhibit A.

"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 consideration for this transfer is Zero Dollars (\$0.00). The purpose of this Deed being to eliminate the common property line between two commonly owned properties and consolidate two properties into a single unit of property, the actual consideration is the resulting value of the newly established consolidated lot.

This Lot Consolidation Deed is executed this ____ day of _____, 2024 by:

GRANTOR

Stafford Homes & Land, LLC,
an Oregon limited liability company

GRANTEE

Stafford Homes & Land, LLC,
an Oregon limited liability company

Richard Waible
Manager

Richard Waible
Manager

State of Oregon)

) ss.
County of Clackamas)

I certify that I know or have satisfactory evidence that Richard Waible is the person who appeared before me, that said person acknowledged he signed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as the Manager and authorized representative of Stafford Homes & Land, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this ____ day of _____, 2024.

Notary Public for Oregon

My Commission expires: _____

EXHIBIT A

Grantor Property A Legal Description

Lot 121, Pringle Community, Plat Volume H46, Page 52, a replat of Pringle Creek Community, a Subdivision Plat, Plat Volume H46, Page 16, in the city of Salem, Marion County, Oregon.

EXHIBIT B

**Grantee Property B
Legal Description**

Lot 122, Pringle Community, Plat Volume H46, Page 52, a replat of Pringle Creek Community, a Subdivision Plat, Plat Volume H46, Page 16, in the city of Salem, Marion County, Oregon.



May 31, 2024

Exhibit "C"

Lot Consolidation of Lots 121 and 122, "Pringle Community"

Legal description:

Lots 121 and 122, "PRINGLE COMMUNITY", Plat Volume H46, Page 52, a replat of "Pringle Creek Community", a Subdivision Plat, Plat Volume H46, Page 16, in the City of Salem, County of Marion, Oregon, being more particularly described as follows:

Beginning at the southwest corner of said Lot 121;

thence along the westerly line of said Lot 121 and continuing along the westerly line of said Lot 122, N34°34'16"E, 133.00 feet to the northwest corner of said Lot 122;

thence along the north line of said Lot 122, S55°25'44"E, 133.02 feet to the northeast corner thereof;

thence along the easterly boundary of said Lot 122, 88.03 feet along the arc of a 972.00 foot radius curve to the right through a central angle of 05°11'21" (the chord of which bears S34°09'44"W a distance of 88.00 feet) to the most southerly corner of said Lot 122 and a point of compound curvature;

thence along the easterly boundary of said Lot 121, 35.81 feet along the arc of a 972.00 foot radius curve to the right through a central angle of 02°06'39" (the chord of which bears S37°48'44"W a distance of 35.81 feet) to a point of compound curvature;

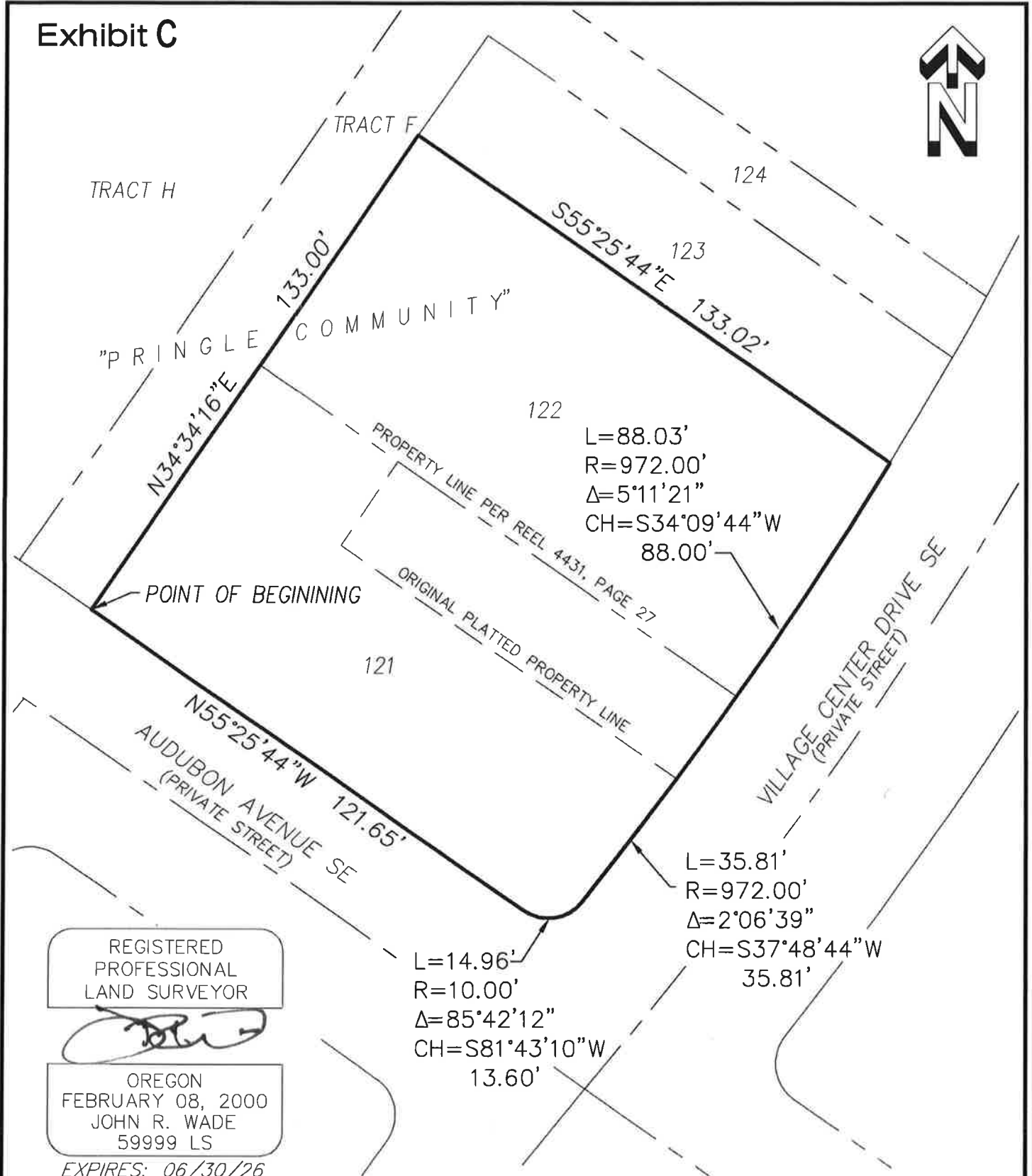
thence continuing along the southerly boundary of said Lot 121, 14.96 feet along the arc of a 10.00 foot radius curve to the right through a central angle of 85°42'12" (the chord of which bears S81°43'10"W a distance of 13.60 feet);

thence along the southerly boundary of said Lot 121, N55°25'44"W, 121.65 feet to the **Point of Beginning**.

Contains: 17,733 Sq.Ft.



Exhibit C



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
FEBRUARY 08, 2000
JOHN R. WADE
59999 LS

EXPIRES: 06/30/26

LOT 121&122 LOT CONSOLIDATION

LOTS 121 AND 122, "PRINGLE COMMUNITY",
SITUATED IN THE SOUTH 1/2 OF SECTION 2,
TOWNSHIP 8 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN,
CITY OF SALEM, MARION COUNTY, OREGON

2950 SA PACIFIC HIGHWAY, SUITE 255
TIGARD, OR 97223
PHONE & FAX: 503.928.5589

JOB NO.:

157-030

DATE:

05/31/24

SCALE:

1"=30'

PREPARED FOR:

STAFFORD DEVELOPMENT COMPANY