

After recording, return to:

Doug Hartman
3860 Stanley Ln. S.
Salem, OR 97302

Send tax statements to:

Doug Hartman
3860 Stanley Ln. S.
Salem, OR 97302

Property Line Adjustment Deed

Nancy M. Graf and Suzanne Stauss, hereinafter called Grantor, 3910 Stanley Lane S., Salem, OR 97302, is the owner of real property located in Marion, Oregon, referred to herein as Property A, and more particularly described on Exhibit A, which is attached hereto and by this reference incorporated herein. Doug Harman and Karen Hartman, Nancy M. Graf as Trustee of the Nancy M. Graf Trust dated February 26, 2016, and Eric B. Yandell and Nori J. McCann Cross as Trustees of the Cross Yandell Trust dated September 2, 2013, hereinafter called Grantee, 3860 Stanley Ln. S., Salem, OR 97302, and 3910 Stanley Ln. S., Salem, OR 97302 and 3860 Stanley Ln. S., Salem, OR 97302 are the owners 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 18,971 square feet of land 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 18,971 square feet of land 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____.

Nancy M. Graf

By: _____
Grantor

STATE OF OREGON)
) ss.

County of _____)

This instrument was acknowledged before me on _____, 20____,
by Nancy M. Graf.

Notary Public—State of Oregon
My commission expires: _____

Suzanne Stauss

By: _____
Grantor

STATE OF OREGON)
) ss.

County of _____)

This instrument was acknowledged before me on _____, 20____,
by Suzanne Stauss.

Notary Public—State of Oregon
My commission expires: _____

Doug Hartman

By: _____
Grantee

STATE OF OREGON)
) ss.

County of _____)

This instrument was acknowledged before me on _____, 20____,
by Doug Hartman.

Notary Public—State of Oregon
My commission expires: _____

By: _____
Grantee

This instrument was acknowledged before me on _____, 20____,
by Karen Hartman.

Notary Public—State of Oregon
My commission expires: _____

By: _____
Grantee

This instrument was acknowledged before me on _____, 20____, by Nancy M. Graf, as Trustee of The Nancy M. Graf Trust dated February 26, 2016.

Notary Public—State of Oregon
My commission expires: _____

By: _____
Grantee

STATE OF OREGON)
) ss.
County of _____)

Notary Public—State of Oregon
My commission expires: _____

By: _____
Grantee

STATE OF OREGON)
) ss.
County of _____)

Notary Public—State of Oregon
My commission expires: _____

Land Markers Surveying

4068 Hudson Ave. NE

Salem, OR 97317

503-581-0911

EXHIBIT "A"

June 13, 2024

Job No. 2024-057

Description for Doug Hartman

Property "A"

A unit of land situated in the Southeast quarter of Section 4, Township 8 South, Range 3 West of the Willamette Meridian, in Marion County, Oregon, said unit being that property conveyed to Nancy M. Graf and Suzanne Stauss in Reel 2842, Page 225, Marion County Deed Records, said unit being more particularly described as follows:

Beginning at the Northwest corner of Lot 9, Block 2, "VISTA ACRES" in the City of Salem, Marion County, Oregon; thence North $89^{\circ}57'$ East along the North line of said Lot 9 and the easterly extension thereof a distance of 325.00 feet to the Northeast corner of that tract of land described in Reel 1388, Page 608, Deed Records; thence South $00^{\circ}12'37''$ West along the East line of said tract a distance of 100.41 feet to the Southeast corner thereof; thence South $89^{\circ}57'$ West along the South line of said tract, a distance of 160.00 feet to a point on the East line of Lot 10, Block 2 of said "VISTA ACRES"; thence North $0^{\circ}15'$ East along said East line, a distance of 27.70 feet to the Southeast corner of said Lot 9; thence North $89^{\circ}48'$ West along the South line of said Lot 9, a distance of 165.00 feet to the Southwest corner thereof; thence North $0^{\circ}12'$ East along the West line of said Lot 9, a distance of 71.18 feet to the Point of Beginning.

Land Markers Surveying

4068 Hudson Ave. NE

Salem, OR 97317

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EXHIBIT "B"

June 13, 2024

Job No. 2024-057

Description for Doug Hartman

Property "B"

A unit of land situated in the Southeast quarter of Section 4, Township 8 South, Range 3 West of the Willamette Meridian, in Marion County, Oregon, said unit being that property conveyed to Doug Harman and Karen Hartman, Nancy M. Graf as Trustee of the Nancy M. Graf Trust dated February 26, 2016, and Eric B. Yandell and Nori J. McCann Cross as Trustees of the Cross Yandell Trust dated September 2, 2013 in Reel 4132, Page 2, Marion County Deed Records, said unit being more particularly described as follows:

Parcel 1:

Lot 8 (8), Block 1 (1), "Denton Subdivision", in Marion County, Oregon. (Plat Volume 18, Page 46)

Save and Except the North 36 feet and save and except the Southern 20 feet of the Northern 56 feet thereof.

Parcel 2:

Beginning at an iron bar on the South line of Lot 68 "Ewald Fruit Farms" in Marion County, Oregon, which is Easterly 210.40 feet from the Southwest corner of said Lot; thence North parallel with the East line of said Lot, 155 feet to the Northwest corner of that tract of land conveyed to James L. Loder, Et Ux by deed recorded in Volume 412, Page 144, deed records of Marion County, Oregon; thence East along the North line of said Loder tract 360.69 feet to the center of the relocated Liberty Road; thence South $16^{\circ}56'$ West along the center line of said Liberty Road 149.49 feet to the East line of said Lot 68; thence South along the East line of said Lot 68 to the Southeast corner of said Lot; thence West along the South line of said Lot 68 to the place of beginning.

Save and Except that portion described in deed to Don Luckham, recorded January 16, 1990 in Reel 743, Page 91, records for Marion County, Oregon, as follows:

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Beginning on the South line of Lot 68, "Ewald Fruit Farms", at a point which is 280.60 feet South 89°59' East of the Southwest corner thereof, and being situated also in Section 4, Township 8 South, Range 3 West of the Willamette Meridian, Marion County, Oregon; thence North 0°06'03" West parallel to the East line of "Denton Subdivision" as recorded in Book of Town Plats, Volume 18, Page 46, Marion County Records, 155.42 feet to the North line of a tract of land described in Volume 527, Page 530, Marion County Records; thence South 89°55'53" East 259.33 feet to the Westerly right-of-way one of Market Road 20 (Liberty Road); thence South 16°49'21" West along said right-of-way line 162.11 feet to the South line of said Lot 68; thence North 89°59' West along the said South line 282.14 feet (assessor's map show 212.14 feet) to the point of beginning.

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EXHIBIT "C"

June 13, 2024

Job No. 2024-057

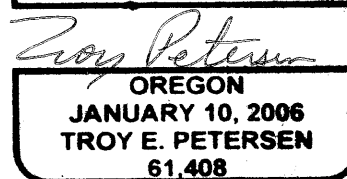
Description for Doug Hartman

Adjusted Property "A"

A unit of land situated in the Southeast quarter of Section 4, Township 8 South, Range 3 West of the Willamette Meridian, in Marion County, Oregon, said unit being a portion of that property conveyed to Nancy M. Graf and Suzanne Stauss in Reel 2842, Page 225, Marion County Deed Records, said unit being more particularly described as follows:

Beginning at the Northwest corner of Lot 9, Block 2, "Vista Acres" as recorded in Volume 14, Page 29, Book of Town Plats for Marion County, Oregon; thence South 89°59'00" East along the North line of said Lot 9, 124.18 feet; thence South 00°52'55" West 71.48 feet to the South line of said Lot 9; thence North 89°59'00" West along said South line, 123.44 feet to the Southwest corner of said Lot 9; thence North 00°17'07" East along the West line of said Lot 9, 71.47 feet to the point of beginning and containing 8,848 square feet of land, more or less.

The basis of bearings for the above description is the North line of Lot 9, Block 2, "Vista Acres" as recorded in Volume 14, Page 29, Book of Town Plats for Marion County, Oregon and its Easterly extension thereof as shown on Marion County Survey 31191.



Expires 12-31-24

Land Markers Surveying

4068 Hudson Ave. NE
Salem, OR 97317
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EXHIBIT "D"

June 13, 2024

Job No. 2024-057

Description for Doug Hartman

Adjusted Property "B"

A unit of land situated in the Southeast quarter of Section 4, Township 8 South, Range 3 West of the Willamette Meridian, in Marion County, Oregon, said unit being a portion of that property conveyed to Nancy M. Graf and Suzanne Stauss in Reel 2842, Page 225, Marion County Deed Records, and that property conveyed to Doug Harman and Karen Hartman, Nancy M. Graf as Trustee of the Nancy M. Graf Trust dated February 26, 2016, and Eric B. Yandell and Nori J. McCann Cross as Trustees of the Cross Yandell Trust dated September 2, 2013, in Reel 4132, Page 2, Marion County Deed Records, said unit being more particularly described as follows:

Beginning at the Southwest corner of Lot 8, Block 1, "Denton Subdivision" as recorded in Volume 18, Page 46, Book of Town Plats for Marion County, Oregon, said corner also being on the North line of Lot 9, Block 2, "Vista Acres" as recorded in Volume 14, Page 29, Book of Town Plats for Marion County, Oregon; thence South 89°59'00" East along the North line of said Lot 9, 34.10 feet; thence South 00°52'55" West 71.48 feet to the South line of said Lot 9; thence South 89°59'00" East along said South line, 41.40 feet to the Southeast corner of said Lot 9; thence South 00°25'30" West along the East line of Lot 10 of said Block 2, 28.53 feet to a point on the South line of that property described in Reel 2842, Page 225, Marion County Deed Records; thence South 89°50'12" East along said South line, 160.00 feet to the Southeast corner of said property; thence North 00°25'25" East along the East line of said property, 100.41 feet to the Southeast corner thereof; thence North 89°59'00" West along the North line of said property, 24.56 feet to the Southeast corner of said Lot 8; thence North 00°13'00" West along the East line of said Lot 8, 196.05 feet to the Northeast corner of that property described as Parcel 1 in Reel 4132, Page 2, Marion County Deed Records; thence South 89°27'33" West along the South line of said property, 211.67 feet to a point on the West line of said Lot 8; thence South 00°36'00" East along said West line, 194.00 feet to the point of beginning and containing 1.38 acres of land, more or less.

The basis of bearings for the above description is the North line of Lot 9, Block 2, "Vista Acres" as recorded in Volume 14, Page 29, Book of Town Plats for Marion County, Oregon and its Easterly extension thereof as shown on Marion County Survey 31191.

24-057 Exhibit "D"

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Troy E. Petersen
**OREGON
JANUARY 10, 2006
TROY E. PETERSEN
61,408**

Expires 12-31-24

Land Markers Surveying

4068 Hudson Ave. NE
Salem, OR 97317
503-581-0911

EXHIBIT "E"

June 13, 2024

Job No. 2024-057

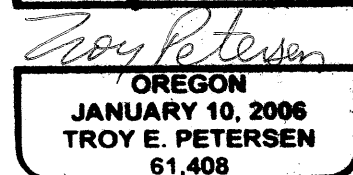
Description for Doug Hartman

Transfer Area

A unit of land situated in the Southeast quarter of Section 4, Township 8 South, Range 3 West of the Willamette Meridian, in Marion County, Oregon, said unit being a portion of that property conveyed to Nancy M. Graf and Suzanne Stauss in Reel 2842, Page 225, Marion County Deed Records, said unit being more particularly described as follows:

Beginning at a point on the North line of Lot 9, Block 2, "Vista Acres" as recorded in Volume 14, Page 29, Book of Town Plats for Marion County, Oregon, said point being 124.18 feet South 89°59'00" East from the Northwest corner of said Lot 9; thence South 89°59'00" East along the North line of said Lot 9 and its Easterly extension thereof, 200.83 feet to the Northeast corner of that property described in Reel 2842, Page 225, Marion County Deed Records; thence South 00°25'25" West 100.41 feet to the South line of said property; thence North 89°50'12" West along said South line, 160.00 feet to the East line of Lot 10 of said Block 2; thence North 00°25'30" East along said East line 28.53 feet to the Northeast corner of said Lot 10; thence North 89°59'00" West along the South line of said Lot 9 41.40 feet; thence North 00°52'55" East 71.48 feet to the point of beginning and containing 18,971 square feet of land, more or less.

The basis of bearings for the above description is the North line of Lot 9, Block 2, "Vista Acres" as recorded in Volume 14, Page 29, Book of Town Plats for Marion County, Oregon and its Easterly extension thereof as shown on Marion County Survey 31191.



Expires 12-31-24