

After recording, return to:

St. Timothy's Episcopal Church
3295 Ladd Avenue NE
Salem, OR 97301

Send tax statements to:

St. Timothy's Episcopal Church
3295 Ladd Avenue NE
Salem, OR 97301

Property Line Adjustment Deed

St. Timothy's Episcopal Church, hereinafter called Grantor, 3295 Ladd Avenue NE, Salem, OR 97301 is the owner of real property located in City of Salem, 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. St. Timothy's Episcopal Church, hereinafter called Grantee, 3295 Ladd Avenue NE, Salem, OR 97301, is the owner of real property located in City of Salem, 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 17,307 square feet and will hereafter be eliminated, and Property B will be increased in size by approximately 17,307 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 Marion County, Oregon, described on Exhibit A, 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 \$0; 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, to consolidate two properties into one.

This property line adjustment deed is executed this _____ day of _____, 20____.

Grantor/Grantee:

St. Timothy's Episcopal Church

By: _____
[name] [title]

STATE OF OREGON)
) ss.
County of _____)

This instrument was acknowledged before me on _____, 20____, by [name] as [title] of St. Timothy's Episcopal Church.

Notary Public—State of _____
My commission expires: _____

EXHIBIT A

A unit of land situated in the northeast one-quarter of Section 27, Township 7 South, Range 3 West, of the Willamette Meridian, City of Salem, Marion County, Oregon, being more particularly described as follows:

All that property as described in Volume 541, Page 14, Marion County Deed Records.

Containing 17,307 square feet, more or less.

EXHIBIT B

A unit of land situated in the northeast one-quarter of Section 27, Township 7 South, Range 3 West, of the Willamette Meridian, City of Salem, Marion County, Oregon, being all of that property as described in Exhibit C of Instrument Number _____, and more particularly described as follows:

Beginning at the southeast corner of Lot 1, Block 3 of ROSELAND ADDITION;

thence, along the east line of said ROSELAND ADDITION, North 00°14'57" East, 129.96 feet to the centerline of Windsor Avenue NE;

thence, along the easterly extension of the centerline of said Windsor Avenue NE, South 89°44'34" East, 64.28 feet to the northwest corner of that property as described in Volume 541, Page 14, Marion County Deed Records;

thence, along the west line of said Volume 541, Page 14, South 00°05'06" West, 78.70 feet to the southwest corner thereof;

thence, along the south line of said Volume 541, Page 14, North 89°40'59" East, 223.08 feet to the southeast corner of that property conveyed to Weston Investment Company by Reel 1221, Page 414, Marion County Deed Records;

thence, along the south line of said Weston Investment Company property, North 89°31'39" East, 206.00 feet to the northwest corner of that property conveyed to Patel by Instrument Number 2022-292, Marion County Deed Records;

thence, along the west line of said Patel property, South 00°28'39" West, 423.22 feet to the north line of that property conveyed to Trojan Storage of Salem by Reel 4393, Page 17, Marion County Deed Records;

thence, along the north line of said Trojan Storage property, and the westerly extension thereof, South 89°45'47" West, 491.90 feet to the centerline of Ellis Avenue NE and the southerly extension of the east line of said ROSELAND ADDITION;

thence, along said southerly extension, and continuing along the east line of said ROSELAND ADDITION, North 00°14'57" East, 371.34 feet to the Point of Beginning.

Containing 213,222 square feet, more or less.

The Basis of Bearing for this description is the Oregon Coordinate Reference System "Salem" zone, NAD83(2011), epoch 2010.00.



EXHIBIT C

A unit of land situated in the northeast one-quarter of Section 27, Township 7 South, Range 3 West, of the Willamette Meridian, City of Salem, Marion County, Oregon, being all of that property as described in Exhibit C of Instrument Number _____, Marion County Deed Records, and all of that property as described in Volume 541, Page 14, Marion County Deed Records, being more particularly described as follows:

Beginning at the southeast corner of Lot 1, Block 3 of ROSELAND ADDITION;

thence, along the east line of said ROSELAND ADDITION, North 00°14'57" East, 129.96 feet to the centerline of Windsor Avenue NE;

thence, along the easterly extension of the centerline of said Windsor Avenue NE, South 89°44'34" East, 287.36 feet to the west line of that property conveyed to Weston Investment Company by Reel 1221, Page 414, Marion County Deed Records, being coincident with the southeast corner of Lot 12 of ROASEWAY PARK;

thence, along the west line of said Weston Investment Company property, South 00°05'06" West, 76.46 feet to the southwest corner thereof;

thence, along the south line of said Weston Investment Company property, North 89°31'39" East, 206.00 feet to the northwest corner of that property conveyed to Patel by Instrument Number 2022-292, Marion County Deed Records;

thence, along the west line of said Patel property, South 00°28'39" West, 423.22 feet to the north line of that property conveyed to Trojan Storage of Salem by Reel 4393, Page 17, Marion County Deed Records;

thence, along the north line of said Trojan Storage property, and the westerly extension thereof, South 89°45'47" West, 491.90 feet to the centerline of Ellis Avenue NE and the southerly extension of the east line of said ROSELAND ADDITION;

thence, along said southerly extension, and continuing along the east line of said ROSELAND ADDITION, North 00°14'57" East, 371.34 feet to the Point of Beginning.

Containing 230,529 square feet, more or less.

The Basis of Bearing for this description is the Oregon Coordinate Reference System "Salem" zone, NAD83(2011), epoch 2010.00.

