

AFTER RECORDING RETURN TO:  
Stafford Homes & Land, LLC  
Attn: Bryan Cavaness  
8840 SW Holly Ln  
Wilsonville, OR 97070

Until a change is requested all tax  
statements shall be sent to the following address:

Same as above

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

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

---

PROPERTY LINE ADJUSTMENT AND  
LOT CONSOLIDATION DEED

Grantor owns real property located in the City of Salem, Marion County, Oregon,  
referred to herein as Property A, and more particularly described in Exhibit A, which is attached  
hereto and by this reference incorporated herein.

Grantee owns real property located in the City of Salem, Marion County, Oregon,  
referred to herein as Property B, more particularly described in Exhibit B, which is attached  
hereto and by this reference incorporated herein.

The purpose of this Property Line Adjustment and Lot Consolidation Deed ("Deed") is to  
effect a property consolidation between Property A and Property B such that Property A will be  
reduced in size by approximately 0.21 acres, and will hereafter be eliminated, and Property B  
will be increased in size by approximately 0.21 acres and will hereafter consist of only the land  
described on Exhibit C, which is attached hereto and by this reference incorporated herein.

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

NOW THEREFORE, in order to effect the consolidation and to create the reconfigured land 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.

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.

[illegible]

The true and actual consideration for this transfer, stated in terms of dollars is zero; 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 consolidation, and the two parcels are to be consolidated into one.

This Property Line Adjustment and lot Consolidation Deed is executed this \_\_\_\_ day of \_\_\_\_\_, 2024.

**GRANTOR**

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

By: \_\_\_\_\_  
Name: Richard Waible  
Title: 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public for Oregon

My Commission expires: \_\_\_\_\_

**GRANTEE**

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

By: \_\_\_\_\_  
Name: Richard Waible  
Title: 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: \_\_\_\_\_



July 26, 2024

## Exhibit "A", Page 1

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

#### Legal description:

All of that land described in Exhibit "E", per Reel 4431, Page 27, Marion County Deed Records, being Lot 121 and a portion of 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, County of Marion, Oregon, being more particularly described as follows:

**Beginning** at a point on the Northwestern right of way line of Village Center Drive SE which bears N36°03'54"E, 23.48 feet from the most Southerly corner of Lot 122 said "PRINGLE COMMUNITY";

thence along said right of way line, 59.28 feet along the arc of a 972.00 foot radius curve to the right, through a central angle of 3°29'41" (the chord of which bears S37°07'13"W a distance of 59.28 feet) to a point of compound curvature;

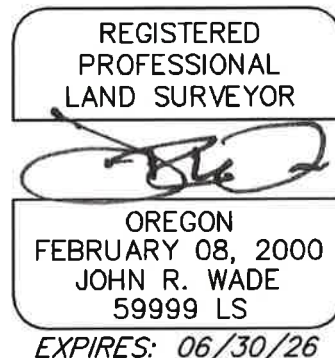
thence continuing along said right of way, 14.96 feet along the arc of a 10.00 foot radius curve to the right, through a central angle of 85°42'12" (the chord of which bears S81°43'10"W a distance of 13.60 feet) to a point of tangency on the Northeasterly right of way line of Audubon Avenue SE;

thence along said right of way line, N55°25'44"W a distance of 121.65 feet to the most Westerly corner of Lot 121 "PRINGLE COMMUNITY";

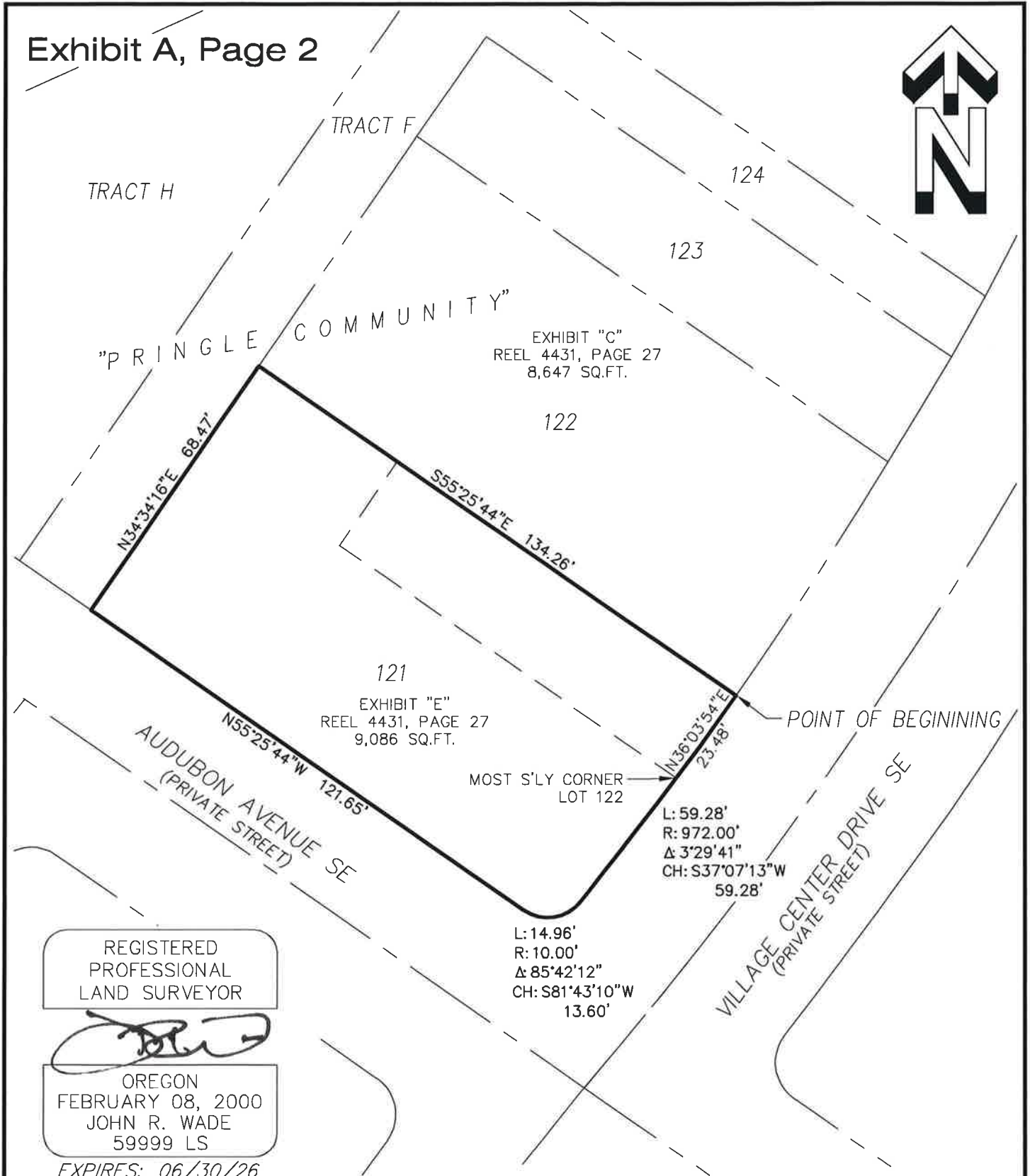
thence along the Northwestern line of said Lot 121, N34°34'16"E a distance of 68.47 feet to the most Northerly corner thereof;

thence along the Northeasterly line of said Lot 121 and the Southeasterly projection thereof, S55°25'44"E a distance of 134.26 feet to the **Point of Beginning**.

Containing: 9,086 sq.ft.



# Exhibit A, Page 2



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*[Signature]*

OREGON  
FEBRUARY 08, 2000  
JOHN R. WADE  
59999 LS

EXPIRES: 06/30/26



## LOT 121&122 LOT CONSOLIDATION

LOT 121 & A PORTION OF LOT 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

JOB NO:  
157-030

DATE:  
07/26/24

SCALE:  
1"=30'

PREPARED FOR:  
STAFFORD DEVELOPMENT COMPANY



July 26, 2024

## Exhibit "B", Page 1

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

#### Legal description:

All of that land described in Exhibit "C" per Reel 4431, Page 27, Marion County Deed Records, being a portion of 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, County of Marion, Oregon, being more particularly described as follows:

**Beginning** at a point on the Northwestern right of way line of Village Center Drive SE which bears N36°03'54"E, 23.48 feet from the most Southerly corner of Lot 122 said "PRINGLE COMMUNITY";

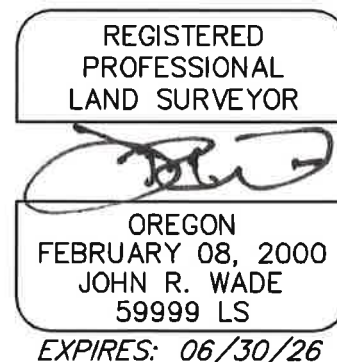
thence leaving said right of way line, N55°25'44"W a distance of 134.26 feet to the most Westerly corner of said Lot 122;

thence along the along the Northwestern line of said Lot 122, N34°34'16"E a distance of 64.53 feet to the most Northerly corner of said Lot 122;

thence along the Northeasterly line of said Lot 122, S55°25'44"E a distance of 133.02 feet to the most Easterly corner thereof, also being a point on the Northwestern right of way line of Village Center Drive SE;

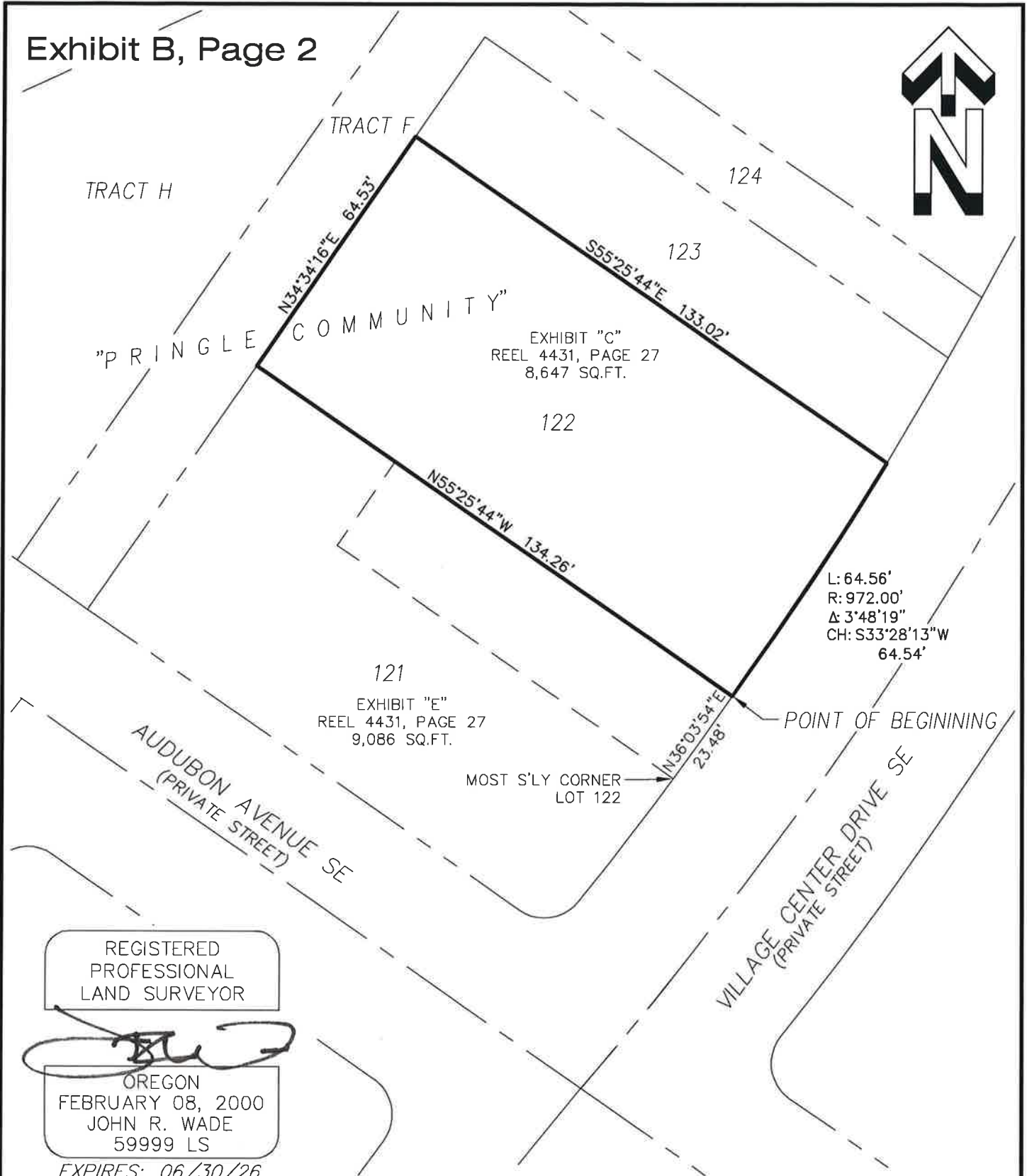
thence along said right of way line, 64.56 feet along the arc of a 972.00 foot radius curve to the right, through a central angle of 3°48'19" (the chord of which bears S33°28'13"W a distance of 64.54 feet) to the **Point of Beginning**.

Containing: 8,647 sq.ft.





# Exhibit B, Page 2



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*[Signature]*

OREGON  
FEBRUARY 08, 2000  
JOHN R. WADE  
59999 LS

EXPIRES: 06/30/26



12930 SW PACIFIC HIGHWAY, SUITE 123  
TIGARD, OR 97223  
PHONE & FAX: 503.928.5589

## LOT 121&122 LOT CONSOLIDATION

A PORTION OF LOT 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

JOB NO:	DATE:	SCALE:	PREPARED FOR:
157-030	07/26/24	1"=30'	STAFFORD DEVELOPMENT COMPANY





July 16, 2024

## Exhibit "C", Page 1

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

#### Legal description:

All of that land described in Exhibits "C" and "E", per Reel 4431, Page 27, Marion County Deed Records, being 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;

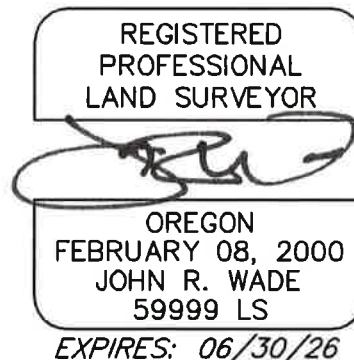
thence along the easterly boundary of said Lot 122, 88.03 feet along the arc of a 972.00 foot radius curve to the right through a central angle of 05°11'21" (the chord of which bears S34°09'44"W a distance of 88.00 feet) to the most southerly corner of said Lot 122 and a point of compound curvature;

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, Page 2



TRACT H

TRACT F

"PRINGLE COMMUNITY"

EXHIBIT "C"  
REEL 4431, PAGE 27  
8,647 SQ.FT.

122

L=88.03'  
R=972.00'  
Δ=5°11'21"  
CH=S34°09'44"W  
88.00'

POINT OF BEGINNING

PROPERTY LINE PER REEL 4431, PAGE 27  
ORIGINAL PLATTED PROPERTY LINE

121

EXHIBIT "E"  
REEL 4431, PAGE 27  
9,086 SQ.FT.

N55°25'44"W 121.65'  
AUDUBON AVENUE SE  
(PRIVATE STREET)

VILLAGE CENTER DRIVE SE  
(PRIVATE STREET)

L=35.81'  
R=972.00'  
Δ=2°06'39"  
CH=S37°48'44"W  
35.81'

L=14.96'  
R=10.00'  
Δ=85°42'12"  
CH=S81°43'10"W  
13.60'

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

JOB NO.:

157-030

DATE:

07/16/24

SCALE:

1"=30'

PREPARED FOR:

STAFFORD DEVELOPMENT COMPANY