

After recording, return to:

✓ Blossom Gardens Apartments, LLC
360 Belmont St NE
Salem, OR 97301

Send tax statements to:

Blossom Gardens Apartments, LLC
360 Belmont St NE
Salem, OR 97301

Consideration = \$0

MARION COUNTY RECORDS

D-LOLIAD

\$40.00 \$11.00 \$10.00 \$60.00

2024-028666

09/12/2024 10:27 AM

\$121.00



00052614202400286660090092



I, Bill Burgess, County Clerk for Marion County, Oregon, certify that the instrument identified herein was recorded in the Official Records.

A handwritten signature in black ink, appearing to read "Bill Burgess".

Pgs=8 CC1

Property Line Adjustment

Blossom Gardens Apartments, LLC, an Oregon limited liability company, hereinafter called Grantor, 360 Belmont St NE, is the owner of real property located in the 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.

Blossom Gardens Apartments, LLC, an Oregon limited liability company, hereinafter called Grantee, 360 Belmont St NE, is the owner of real property located in the 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 3,458 square feet 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 3,458 square feet 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 properties as described on Exhibits C and D, 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 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."

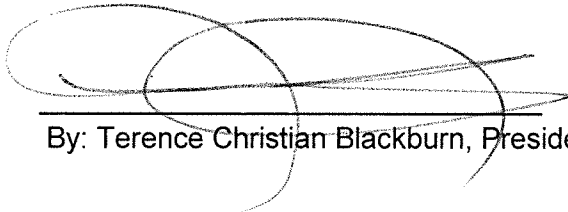
The true and actual consideration for this transfer, stated in terms of dollars is \$0; however, the actual consideration consists of other property or values which is the whole consideration. The purpose of this Deed is to effect a property line adjustment, and the two parcels are to remain separate and distinct.

This Property Line Adjustment Deed is executed this 12 day of September, 2024.

GRANTOR

Blossom Gardens Apartments, LLC,
an Oregon limited liability company

By: Clutch Industries, Inc., an
Oregon corporation, Manager

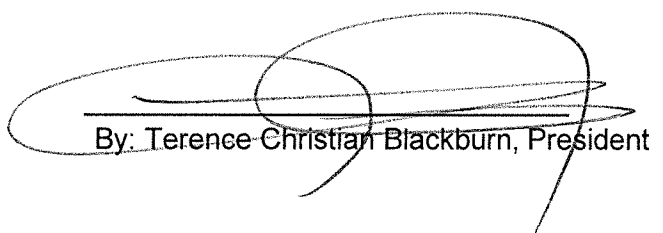


By: Terence Christian Blackburn, President

GRANTEE

Blossom Gardens Apartments, LLC,
an Oregon limited liability company

By: Clutch Industries, Inc., an
Oregon corporation, Manager

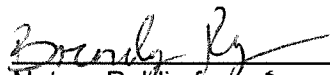


By: Terence Christian Blackburn, President

State of Oregon)
) ss.
County of MARION)

This instrument was acknowledged before me on September 12, 2024,
by Terence Christian Blackburn as President of Clutch Industries, Inc., an Oregon corporation,
as Manager of Blossom Garden Apartments, LLC, an Oregon limited liability company.

Before me:


Notary Public for Oregon
My Commission Expires: OCTOBER 18, 2025

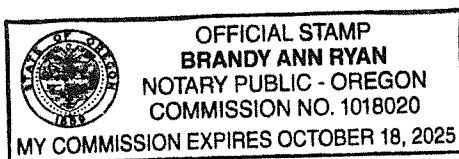


EXHIBIT "A"

Legal Description For:
Original Property "A"

Parcel 1, Partition Plat 2021-64, as platted and recorded in the Record of Partition Plats for Marion County, Oregon.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

BRH

**OREGON
JANUARY 10, 2023
BRAD ROBERT HARRIS
96889PLS**

EXPIRES: 06/30/2025

EXHIBIT "B"

Legal Description For:
Original Property "B"

Parcel 2, Partition Plat 2021-64, as platted and recorded in the Record of Partition Plats for
Marion County, Oregon.

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PROFESSIONAL
LAND SURVEYOR

BRH

OREGON
JANUARY 10, 2023
BRAD ROBERT HARRIS
96889PLS

EXPIRES: 06/30/2025

EXHIBIT "C"

Legal Description For:
Adjusted Property "A"

A unit of land situated in the northeast one-quarter of Section 1, Township 7 South, Range 3 West of the Willamette Meridian, and the northwest one-quarter of Section 6, Township 7 South, Range 2 West of the Willamette Meridian, in the City of Salem, Marion County, Oregon, and being a portion of Parcel 1, Partition Plat 2021-64, as platted and recorded in the Record of Partition Plats for Marion County, Oregon, being more particularly described as follows:

Beginning at the northeast corner of said Parcel 1, said point being on the south right of way line of Blossom Dr NE, and being 30.00 feet from centerline when measured perpendicular thereto; and running thence:
along the east line of said Parcel 1, South 00°04'26" East 86.46 feet to a 5/8-inch iron rod with orange plastic cap stamped "HARRIS L.S.96889";
thence leaving said east line, parallel with the south line of said Parcel 1, South 89°55'34" West 87.45 feet to a like iron rod on the west line of said Parcel 1;
thence along said west line, North 00°04'26" West 87.04 feet to a point on said south right of way line being 30.00 feet from centerline when measured perpendicular thereto;
thence along said south right of way line, South 89°41'34" East 87.45 feet to the Point of Beginning, said unit of land containing 7,586 square feet of land, more or less.

Bearings are based on said Partition Plat 2021-64.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

BRH

**OREGON
JANUARY 10, 2023
BRAD ROBERT HARRIS
96889PLS**

EXPIRES: 06/30/2025

EXHIBIT "D"

Legal Description For:
Adjusted Property "B"

A unit of land situated in the northeast one-quarter of Section 1, Township 7 South, Range 3 West of the Willamette Meridian, and the northwest one-quarter of Section 6, Township 7 South, Range 2 West of the Willamette Meridian, in the City of Salem, Marion County, Oregon, and being Parcel 2, and a portion of Parcel 1, Partition Plat 2021-64, as platted and recorded in the Record of Partition Plats for Marion County, Oregon, said tract being more particularly described as follows:

Beginning at the northwest corner of said Parcel 2, said point being on the south right of way line of Blossom Dr NE, and being 30.00 feet from centerline when measured perpendicular thereto; and running thence:
Along said south right of way line, South 89°41'34" East 88.66 feet to the northwest corner of said Parcel 1;
thence along the west line of said Parcel 1, South 00°04'26" East 87.04 feet to a 5/8-inch iron rod with orange plastic cap stamped "HARRIS L.S.96889";
thence leaving said west line, parallel with the south line of said Parcel 1, North 89°55'34" East 87.45 feet to a like iron rod on the east line of said Parcel 1;
thence along said east line, and the east line of said Parcel 2, South 00°04'26" East 213.38 feet to an angle point in said east line of said Parcel 2;
thence along said east line, South 89°40'17" East 125.68 feet to an angle point in said east line;
thence along said east line, South 00°00'04" East 330.02 feet to the southeast corner of said Parcel 2;
thence along the south line of said Parcel 2, North 89°42'19" West 301.91 feet to the southwest corner of said Parcel 2;
thence along the west line of said Parcel 2, North 00°01'30" West 629.97 feet to the Point of Beginning, said unit of land containing 3.33 acres of land, more or less.

Bearings are based on said Partition Plat 2021-64.

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OREGON
JANUARY 10, 2023
BRAD ROBERT HARRIS
96889PLS

EXPIRES: 06/30/2025

EXHIBIT "E"

Legal Description For:
Transferred Property

A unit of land situated in the northeast one-quarter of Section 1, Township 7 South, Range 3 West of the Willamette Meridian, and the northwest one-quarter of Section 6, Township 7 South, Range 2 West of the Willamette Meridian, in the City of Salem, Marion County, Oregon, and being a portion of Parcel 1, Partition Plat 2021-64, as platted and recorded in the Record of Partition Plats for Marion County, Oregon, said tract being more particularly described as follows:

Beginning at the southeast corner of said Parcel 1; and running thence:
along the south line of said Parcel 1, South 89°55'34" West 87.45 feet to the southwest corner thereof;
thence along the west line of said Parcel 1, North 00°04'26" West 39.54 feet to a 5/8-inch iron rod with orange plastic cap stamped "HARRIS L.S.96889;
thence leaving said west line, parallel with said south line, North 89°55'34" East 87.45 feet to a like iron rod on the east line of said Parcel 1;
thence along said east line, South 00°04'26" East 39.54 feet to the Point of Beginning, said unit of land containing 3,458 square feet of land, more or less.

Bearings are based on said Partition Plat 2021-64.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

BRH

OREGON
JANUARY 10, 2023
BRAD ROBERT HARRIS
96889PLS

EXPIRES: 06/30/2025

Marion County
Document Separator Page

Instrument # 2024-028666

September 12, 2024 10:27 AM

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

Fee: \$121.00

Bill Burgess
Marion County Clerk

This is not an invoice.