

After recording, return to: ✓  
Salem-Keizer School District 24J  
Michael Wolfe, Chief Operations Officer  
2450 Lancaster Dr. NE  
Salem, OR 97305

REEL 4129 PAGE 43  
MARION COUNTY  
BILL BURGESS, COUNTY CLERK  
10-04-2018 02:41 pm.  
Control Number 526094 \$ 121.00  
Instrument 2018 00048774

Send tax statements to:  
City of Salem, an Oregon Municipal Corporation  
Attn: Real Property Services Manager  
350 Commercial St. NE  
Salem, OR 97301

## Property Line Adjustment Deed

Salem-Keizer School District 24, CJ, hereinafter called Grantor, 2450 Lancaster Dr. NE Salem, OR 97305, 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. City of Salem, an Oregon Municipal Corporation, hereinafter called Grantee, 350 Commercial St. 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 0.055 Acres 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 0.055 Acres 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.

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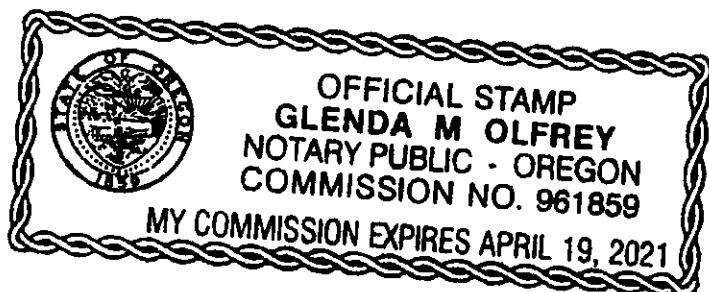
This property line adjustment deed is executed this 27 day of September, 2018.

Salem-Keizer School District 24J

By: Michael Wolfe  
Grantor  
Chief Operations Officer  
Title

STATE OF OREGON )  
) ss.  
County of Marion )

This instrument was acknowledged before me on September 27, 2018,  
by Michael Wolfe, as C.O.O. of  
Salem Keizer School District 24J



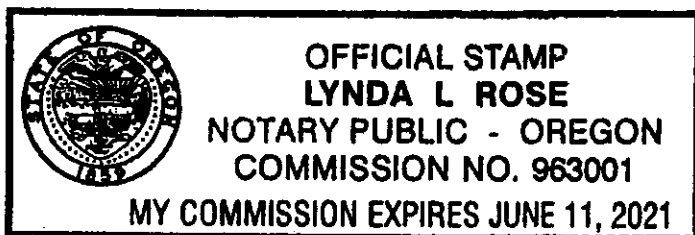
Glenda Olfrey  
Notary Public—State of Oregon  
My commission expires: 4-19-21

City of Salem, an Oregon Municipal Corporation

By: Steven D. Powers  
Grantee  
City Manager  
Title

STATE OF OREGON )  
) ss.  
County of Marion )

This instrument was acknowledged before me on October 4, 2018,  
by Steven D. Powers, as City Manager of  
City of Salem, Oregon.



Lynda L. Rose  
Notary Public—State of Oregon  
My commission expires: June 11, 2021

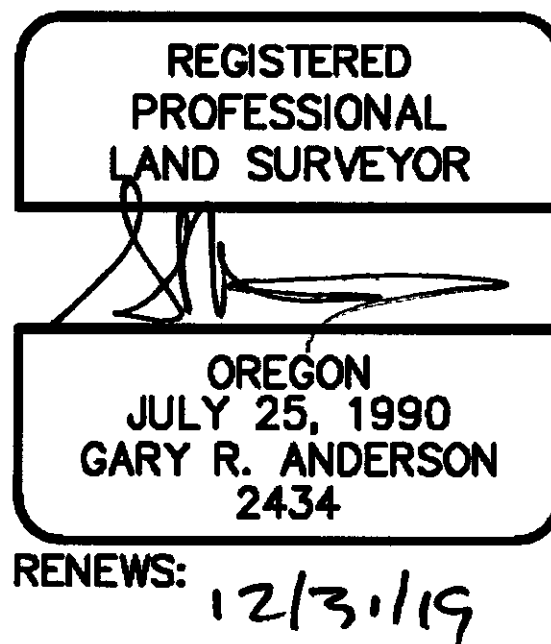
## EXHIBIT A

A tract of land situated in the Northwest One-Quarter of Section 23, Township 7 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon; being more particularly described as follows:

Beginning on the West line of Block 59, North Salem with Additions, in Marion County, Oregon, at a point that is 49 feet North from the Southwest corner of said Block; thence Northerly along the West line of said Block, a distance of 53.00 feet; thence Easterly parallel with the South line of said Block, a distance of 122.5 feet, more or less, to the West line of the Alley; thence Southerly, parallel with the West line of said Block, 53.00 feet; thence Westerly parallel with the South line of said Block, a distance of 122.5 feet to the place of beginning.

Being the same premises which Howard C. Smith and Mary B. Smith, husband and wife, by their deed dated November 17, 1953, and recorded in Deed Book Volume 457, Page 288, Marion County Deed Records, granted and conveyed unto School District 24CJ, Marion County, the grantees herein.

TOGETHER WITH that portion of an alley which inured thereto by Vacation Ordinance No. 118-72.



## EXHIBIT B

A tract of land situated in the Northwest One-Quarter of Section 23, Township 7 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon; being more particularly described as follows:

Beginning at a point on the West line of Block Fifty-nine (59), North Salem with Additions, Marion County, Oregon, (See Volume 1, Page 34, Record of Town Plats for said County and State), which is 102.00 feet from the Southwest corner of said Block; and running thence Northerly along the West line of said Block, 53.00 feet; thence Easterly parallel with the South line of said Block 122.5 feet to the West line of the alley in said Block; thence Southerly parallel with the West line of said Block, 53.00 feet; thence Westerly parallel with the South line of said Block, 122.5 feet to the place of beginning.

Being the same premises which Arthur G. Banyard and Henrietta Banyard, husband and wife, by their deed dated November 17, 1953, and recorded in Deed Book Volume 676, Page 017, Marion County Deed Records, granted and conveyed unto City of Salem, a municipal corporation, the grantees herein.

TOGETHER WITH that portion of an alley which inured thereto by Vacation Ordinance No. 118-72.



RENEWS: 12/31/19

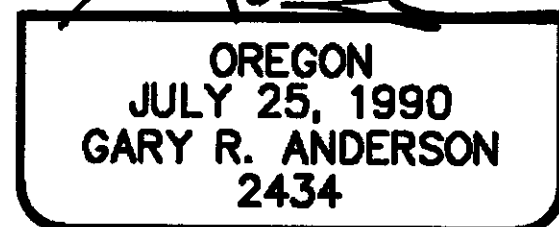
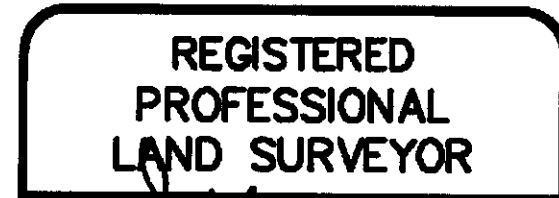
### EXHIBIT C

A tract of land situated in the Northwest One-Quarter of Section 23, Township 7 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon; being a portion of that tract of land conveyed to School District #24, CJ, by Deed Document Volume 457, Page 288, Marion County Deed Records, and that portion of vacated alley in Ordinance No. 118-72, Marion County Deed Records, which inured thereto, being more particularly described as follows:

Beginning at a point on the West line of Block Fifty-nine (59), North Salem with Additions, Marion County, Oregon, (Volume 1, Page 34, Record of Town Plats), which bears North 19°30'00" East 49.00 feet from the southwest corner of said Block, thence along said west line North 19°30'00" East 34.50 feet to a point marking a line parallel with and 18.50 feet south of the north line of said Volume 457, Page 288; thence along said parallel line South 70°31'21" East 130.45 feet to a point on the centerline of that alley vacated in Ordinance No. 118 Page 72, Marion County Deed Records; thence along said centerline South 19°29'26" West 34.50 feet to an easterly extension of the south line of said Volume 457, Page 288; thence along said south line North 70°31'21" West 130.45 feet, to the point of beginning.

Containing in area: 4,500 square feet of land, more or less.

Bearings are based on the west right-of-way line of Winter Street NE per Survey Number 35580, Marion County Survey Records.



RENEWS: 12/31/19

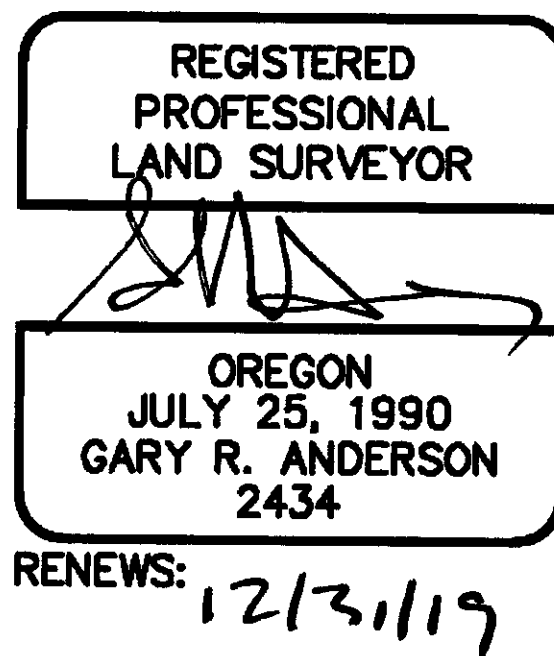
## EXHIBIT D

A tract of land situated in the Northwest One-Quarter of Section 23, Township 7 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon; being a portion of that tract of land conveyed to School District #24, CJ, by Deed Document Volume 457, Page 288, Marion County Deed Records, all of that tract conveyed to the City of Salem by Deed Document Volume 676, Page 017, Marion County Deed Records, and those portions of vacated alley in Ordinance No. 118-72, Marion County Deed Records, which inured thereto, being more particularly described as follows:

Beginning at the northwest corner of said Volume 676, Page 017, Marion County Deed Records, also being a point on the west line of Block Fifty-nine (59), North Salem with Additions, Marion County Oregon, (Volume 1, Page 34, Record of Town Plats); thence, along the north line and an easterly extension thereof South  $70^{\circ}31'21''$  East 130.45 feet to the centerline of that alley vacated in Ordinance No. 118, Page 72, Marion County Deed Records; thence along said centerline South  $19^{\circ}29'26''$  West 71.50 feet to a point a point marking a line parallel with and 18.50 feet south of the north line of said Volume 457, Page 288; thence along said parallel line North  $70^{\circ}31'21''$  West 130.45 feet to said west line of Block Fifty-nine (59); thence along said west line North  $19^{\circ}30'00''$  East 71.50 feet to the point of beginning.

Containing in area: 9,327 square feet of land, more or less.

Bearings are based on the west right-of-way line of Winter Street NE per Survey Number 35580, Marion County Survey Records.



## EXHIBIT E

A tract of land situated in the Northwest One-Quarter of Section 23, Township 7 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon; being a portion of that tract of land conveyed to School District #24, CJ, by Deed Document Volume 457, Page 288, Marion County Deed Records, and that portion of vacated alley in Ordinance No. 118-72, Marion County Deed Records, which inured thereto, and a being more particularly described as follows:

Beginning at the northwest corner of said Volume 457, Page 288, Marion County Deed Records, also being a point on the west line of Block Fifty-nine (59), North Salem with Additions, Marion County Oregon, (Volume 1, Page 34, Record of Town Plats); thence, along the north line and an easterly extension thereof South  $70^{\circ}31'21''$  East 130.45 feet to the centerline of that alley vacated in Ordinance No. 118, Page 72, Marion County Deed Records; thence along said centerline South  $19^{\circ}29'26''$  West 18.50 feet to a point a point marking a line parallel with and 18.50 feet south of the north line of said Volume 457, Page 288; thence along said parallel line North  $70^{\circ}31'21''$  West 130.45 feet to said west line of Block Fifty-nine (59); thence along said west line North  $19^{\circ}30'00''$  East 18.50 feet to the point of beginning.

Containing in area: 2,413 square feet of land, more or less.

Bearings are based on the west right-of-way line of Winter Street NE per Survey Number 35580, Marion County Survey Records.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JULY 25, 1990  
GARY R. ANDERSON  
2434

RENEWS: 12/31/19



**REEL: 4129**

**PAGE: 43**

**October 04, 2018, 02:41 pm.**

CONTROL #: 526094

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  
COUNTY CLERK

THIS IS NOT AN INVOICE.

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[illegible]