

**After recording, return to:**  
Multi / Tech Engineering Services  
1155 13<sup>th</sup> St. SE  
Salem, OR 97302

**Send tax statements to:**  
Linda K. Turnidge  
P.O. Box 3820  
Salem, OR 97302

## **Property Line Adjustment Deed**

Linda K. Turnidge, Trustee of the Linda K. Turnidge Living Trust, hereinafter called Grantor, P.O. Box 3820, Salem, OR 97302, is the owner of real property located in 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. Linda K. Turnidge, Trustee of the Linda K. Turnidge Living Trust, hereinafter called Grantee, P.O. Box 3820, Salem, OR 97302, is the owner 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 is to effect a property line adjustment between Property A and Property B such that Property A will be reduced in size by approximately 4.79 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 4.79 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 affect 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 \_\_\_\_\_, 2025.

Linda K. Turnidge

By: \_\_\_\_\_  
Grantor

Trustee of the Linda K. Turnidge Living Trust

STATE OF OREGON )  
 ) ss.

County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_, 2025,  
by \_\_\_\_\_, as \_\_\_\_\_ of  
\_\_\_\_\_.

\_\_\_\_\_  
Notary Public—State of Oregon  
My commission expires: \_\_\_\_\_

Linda K. Turnidge

By: \_\_\_\_\_  
Grantee

Trustee of the Linda K. Turnidge Living Trust

STATE OF OREGON )  
 ) ss.

County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_, 2025,  
by \_\_\_\_\_, as \_\_\_\_\_ of  
\_\_\_\_\_.

\_\_\_\_\_  
Notary Public—State of Oregon  
My commission expires: \_\_\_\_\_

## **EXHIBIT A**

A tract of land situated in Grabenhorst Fruit Farms No. 1, recorded in Marion County Survey Records of S04-009, in the Northwest Quarter of Section 14, Township 8 South, Range 3 West of the Willamette Meridian in the City of Salem, Marion County, Oregon and being more particularly described as follows:

Beginning at a found monument which is a 5/8" iron rod at the Southeast corner of Parcel 3, Partition Plat 2005-068, thence South 00°04'20" West a distance of 631.03 feet to a point on the Northerly right-of-way line of Baxter Road SE (County Road No. 827); thence along said right-of-way, North 89°59'00" West a distance of 329.34 feet to a point; thence North 00°02'46" East a distance of 951.53 feet to a point; thence South 89°54'41" East a distance of 164.67 feet to a point; Thence South 00°06'45" West a distance of 319.86 feet to a point; thence South 89°49'53" East a distance of 165.33 feet to the point of beginning.

## **EXHIBIT B**

Lot 43, GRABENHORST FRUIT FARMS, in the City of Salem, Marion County, Oregon.

EXCEPTING THEREFROM, that portion conveyed to the City of Salem by Warranty Deed recorded April 28, 2006 in Reel 2640, page 212, Deed Records for Marion County, Oregon.

## EXHIBIT C

BEGINNING AT A 3/4" IRON PIPE AT THE SOUTHEAST CORNER OF LOT 22, GRABENHORST FRUIT FARMS NO. 1 SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY OREGON; THENCE NORTH 00°04'43" EAST 319.27 FEET TO THE SOUTHWEST CORNER OF INSTRUMENT NUMBER 2024-20907, MARION COUNTY DEED RECORDS; THENCE SOUTH 89°54'31" EAST 164.66 FEET TO A 5/8" IRON ROD ON THE SOUTHWEST CORNER OF PARCEL 2, PARTITION PLAT 2005-68, MARION COUNTY BOOK OF PARTITION PLATS; THENCE SOUTH 00°06'57" WEST 319.86 FEET TO A 5/8" IRON ROD ON THE SOUTHWEST CORNER OF PARCEL 3, OF THE AFORMENTIONED PARTITION; THENCE NORTH 89°45'58" WEST 164.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.21 ACRES, MORE OR LESS.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



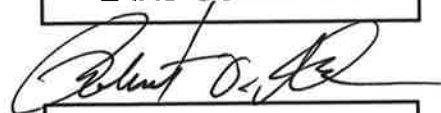
OREGON  
JULY 13, 2004  
ROBERT D. HAMMAN  
64202LS

EXPIRES: 6-30-2025

## EXHIBIT D

BEGINNING AT A 5/8" IRON ROD AT THE SOUTHWEST CORNER OF LOT 25, KILGORE HEIGHTS, VOLUME 45, PAGE 42, MARION COUNTY BOOK OF TOWN PLATS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 3 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON; THENCE ALONG THE EAST LINE OF SAID SUBDIVISION NORTH 00°08'38" EAST 632.32 FEET TO A 5/8" IRON ROD AT THE NORTHEAST CORNER OF LOT 14 OF THE AFOREMENTIONED SUBDIVISION; THENCE NORTH 89°59'21" EAST 330.04 FEET TO A 3/4" IRON PIPE ON THE SOUTH EAST CORNER OF LOT 22, GRABENHORST FRUIT FARMS NO. 1, RECORDED AS S04-009, MARION COUNTY BOOK OF TOWN PLATS; THENCE SOUTH 89°45'58" EAST 329.88 FEET TO A 5/8" IRON ROD ON THE WEST LINE OF LOT 16, BAXTER ADDITION, VOLUME 44, PAGE 32, MARION COUNTY BOOK OF TOWN PLATS; THENCE ALONG THE WEST LINE OF SAID SUBDIVISION, SOUTH 00°04'32" WEST 631.03 FEET TO A 5/8" IRON ROD ON THE NORTH RIGHT-OF-WAY LINE OF BAXTER ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 89°59'00" WEST 660.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.58 ACRES, MORE OR LESS.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JULY 13, 2004  
ROBERT D. HAMMAN  
64202LS

EXPIRES: 6-30-2025

## EXHIBIT E

Beginning at a 5/8" iron rod and the North Right-of-Way line of Baxter Road SE, and at the Southwest corner of Lot 27, Baxter Addition, as recorded in Volume 44, Page 32, Marion County Book of Town Plats, located in the Northwest Quarter of Section 14, Township 8 South, Range 3 West of the Willamette Meridian, City of Salem, Marion County Oregon; thence along said Right-of-Way line North 89°59'22" West 329.33 feet; thence North 00°01'33" East 623.32 feet, thence South 89°49'41" East 165.33 feet to the West line of said Baxter Addition; thence along said West line South 00°04'32" West 631.03 feet to the Point of Beginning, and containing 4.79 acres more or less.

