

FORM C
Polk County
DEED MODIFICATION

After Recording Return to: Salem Planning Division
555 Liberty St. SE / Room 305
Salem, OR 97302

ANNEXATION AGREEMENT

AGREEMENT between the City of Salem (the City) and Amin Tufte

owner of certain real property commonly known as Lot 4, Block 14 (the Owner(s));
Chatnicka Heights No. 4 (the Property),

identified in the Assessor's records of Polk County as map and tax lot number

073w19A B04600, recorded in the deed records of Polk County as:

Vol. _____ Reel _____ Instrument No. (YYYY-NNNNN)
Page _____ Page _____ # 2024 - 006094

and more particularly described by the legal description attached as Exhibit A.

Section 1: Consideration. For and in consideration of the City's agreement to extend water/sewer service to the Property, the Owner hereby consents to the annexation of the Property into the corporate limits of the City of Salem, and hereby agrees to do all things necessary and proper to accomplish such annexation when requested to do so by the City, including signing a consent petition and paying all costs associated with obtaining such annexation, including, but not limited to, fees and costs necessary to undertake and prosecute any land use actions and any costs of election which are charged against the City by Marion or Polk County.

Section 2: Land Use Actions. The Owner acknowledges that certain actions must be taken to properly designate and zone the Property according to City of Salem land use regulations. The Owner agrees to participate and consent to such designations as may be determined to be necessary and proper by the Salem City Council.

Section 3: Covenant Running with the Land. By entering into this Annexation Agreement, the Owner hereby agrees to the terms and conditions contained herein, and that this Annexation Agreement shall and does constitute a covenant running with the land, and that the terms and conditions contained herein are and shall be binding on the Owner, and the Owner's heirs, successors and assigns, and that this Annexation Agreement shall be filed of record in the deed records of Polk County.

Section 4: Time of the Essence. It is understood by the Owner that time is of the essence of this Annexation Agreement, and that the owner will make every reasonable effort to expedite the subject matter hereof upon request to do so by the City.

Section 5: Enforcement. Upon a breach of this agreement, the City may, by action or proceeding at law or in equity, secure the performance of the covenants and agreements contained herein, and that the City shall be entitled to its costs, disbursements, and its reasonable attorney's fees incurred in obtaining such performance.

PROPERTY OWNER #1 – (Additional property owners sign on additional pages)
(There are 0 additional property owners.)

Amin Tufea
Name – Printed

1830 Lorain Ct SE Salem OR 97302
Mailing Address

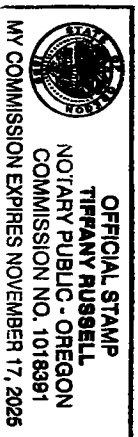
[Signature]
Signature

03/19/25
Date

STATE OF OREGON)

County of Marion) ss.

This instrument was acknowledged before me on March 19, 2025,
by Amin Tufea



[Signature]
Notary Public State of Oregon
My Commission Expires: November 17, 2025

City of Salem, Planning Division Approval:

Name – Printed Olivia Dias Smith

Title Current Planning Manager

Signature [Signature]

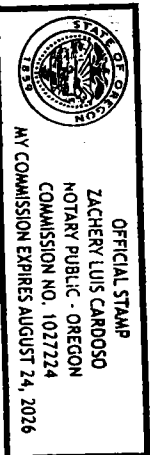
Date 03/25/2025

STATE OF OREGON)

) ss.

County of Marion)

This instrument was acknowledged before me on March 25, 2025,
by Olivia Dias Smith, as Current Planning Manager
of the City of Salem, Oregon.



[Signature]
Notary Public - State of Oregon

My Commission Expires: August 24, 2026

RECORDING REQUESTED BY:



315 Commercial St SE, Ste 150
Salem, OR 97301

AFTER RECORDING RETURN TO:

Order No.: 471824132837-SG
Amin Tuffa
1830 Lorain Ct SE
Salem, OR 97302

SEND TAX STATEMENTS TO:

Amin Tuffa
1830 Lorain Ct SE
Salem, OR 97302

APN/Parcel ID(s): 273734
Tax/Map ID(s): 70319AB 04600

RECORDED IN POLK COUNTY		2024-006094
Kimberly Williams, County Clerk		
		08/16/2024 08:38:02 AM
REC-WD	Cnt=1 Stn=5 O. DUTY	
\$10.00 \$11.00 \$10.00 \$60.00 \$5.00		\$96.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Tong Yang and Panhia Thao, Grantor, conveys and warrants to Amin Tuffa, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Polk, State of Oregon:

Lot 4, Block 14, CHATNICKA HEIGHTS NO. 4, situated in Section 19, Township 7 South, Range 3 West, Willamette Meridian, County of Polk, State of Oregon, recorded October 6, 1967 in Plat Volume 6, page 13, Polk County Records.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$140,000.00). (See ORS 93.030).

Subject to:

- Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2024/25.
- Rights of the public to any portion of the Land lying within the area commonly known as Champlain Court NW.
- Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: October 6, 1967
Recording No: Book 207, page 379

- Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the Plat of Chatnicka Heights No. 4;

Purpose: Utilities
Recording Date: October 6, 1967
Recording No: Plat Volume 6, page 13
Affects: Reference is hereby made to said document for full particulars

STATUTORY WARRANTY DEED
(continued)

5. A building set-back line, as disclosed by said Plat.

Plat: Chatnicka Heights No. 4
Recording Date: October 6, 1967
Recording No: Plat Volume 6, page 13
Affects: Reference is hereby made to said document for full particulars

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 8/5/24

Tong Yang
Tong Yang

Panhia Thao
Panhia Thao

State of OR
County of Marion

This instrument was acknowledged before me on 8/5/24 by Tong Yang and Panhia Thao.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 5/23/25

