

PRELIMINARY

After recording, return to:

Salem Watumull, LLC
307 Lewer St #600
Honolulu, HI 96815

Send tax statements to:

Salem Watumull, LLC
307 Lewer St #600
Honolulu, HI 96815

Consideration = Other property or value being the whole consideration

Property Line Adjustment Deed (Consolidated)

SALEM WATUMULL, LLC, an Oregon Limited liability company, hereinafter called Grantor, 307 Lewer St #600, Honolulu, HI 96815, 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. SALEM WATUMULL, LLC, an Oregon limited liability company, hereinafter called Grantee, 307 Lewer St #600, Honolulu, HI 96815, 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 1.85 Acres and will hereafter be eliminated, and Property B will be increased in size by approximately 1.85 acres and will hereafter consist of the land more particularly described on Exhibit C, 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 the City of Salem, Marion County, Oregon, described on Exhibit C, 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

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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 consists of other property or values which is the whole consideration. The purpose of this Deed is to effect a property line adjustment, to consolidate two parcels into one.

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This property line adjustment deed is executed this _____ day of _____, 20____.

GRANTOR & GRANTEE

Jaidev Watumull

STATE OF OREGON)
) ss.
County of _____)

This instrument was acknowledged before me on _____, 20____, by Jaidev Watumull, as Manager of Salem Watumull, LLC, an Oregon limited liability company.

Notary Public—State of Oregon
My commission expires: _____

EXHIBIT "A"

Legal Description for:
Original Property "A"

A unit of land located in the northwest one-quarter and northeast one-quarter of Section 35, Township 7 South, Range 3 West of the Willamette Meridian, in the City of Salem, Marion County, Oregon, said unit of land being more particularly described as follows:

Parcel 1, Partition Plat 20____-_____, as platted and recorded in the Book of Partition Plats for Marion County, Oregon and recorded in Instrument No. _____-_____, records for Marion County, Oregon, containing 1.85 acres of land, more or less.

Bearings are based on the Oregon Coordinate Reference System (OCRS) Salem Zone, referenced to NAD83(2011), Epoch 2010.00.

EXHIBIT "B"

Legal Description for:
Original Property "B"

A unit of land located in the northwest one-quarter of Section 35, Township 7 South, Range 3 West of the Willamette Meridian, in the City of Salem, Marion County, Oregon, said unit of land being more particularly described as follows:

Beginning at a point on the East side of South Street, in Salem, Marion County, Oregon, formerly a County Road, which point is 260 feet East and 30 feet North of the Southwest corner of the lands formerly owned by Chas. Craft, by virtue of a decree of partition, made and executed in the Circuit Court of the State of Oregon, for the County of Marion, in a suit wherein said Chas. Craft was plaintiff and the widow and heirs of Joseph Watt, deceased, were defendants, which said decree is recorded in Journal 4 of said Court at page 193 thereof; thence North $2^{\circ}43'15''$ West 886.79 feet following the East line of South Street to a point marked with a 2" iron pipe; thence North $89^{\circ}59'145''$ East 1393.09 feet to a point marked with a 1-1/2" iron pipe; thence South $1^{\circ}51'$ East 875.93 feet to a point marked with a 2" iron pipe; thence South $89^{\circ}34'$ West 1379.33 feet to the place of beginning.

EXHIBIT "C"

Legal Description for:
Consolidated Property

A unit of land located in the northwest one-quarter and northeast one-quarter of Section 35, Township 7 South, Range 3 West of the Willamette Meridian, in the City of Salem, Marion County, Oregon, said unit of land being more particularly described as follows:

Beginning at the northeast corner of Parcel 1, Partition Plat 20____ - _____, as platted and recorded in the Book of Partition Plats for Marion County Oregon, said corner being the intersection of the south right of way of Lewis Street SE and the west right of Way of 20th Street SE; and running thence:
South 00°02'29" West 199.95 feet along said west right of way;
thence leaving said west right of way, North 88°42'09" West 102.45 feet;
thence South 00°04'29" East 100.01 feet to a point on the north right of way of Oxford Street SE;
thence North 88°41'12" West 1579.57 feet along said north right of way of Oxford Street SE to a point of intersection with the east right of way of 14th Street SE;
thence North 00°57'36" West 886.62 feet along said east right of way of 14th Street SE;
thence leaving said east right of way South 88°15'18" East 1393.00 feet;
thence South 00°06'40" 575.62 feet to a point on the south right of way of Lewis Street SE;
thence South 88°40'34" East along said south right of way of Lewis Street SE to the Point of Beginning, containing 29.87 acres of land, more or less.

Bearings are based on the Oregon Coordinate Reference System (OCRS) Salem Zone, referenced to NAD83(2011), Epoch 2010.00.