

After recording, return to:

DD Citizen, LLC
901 NE Glisan St, Suite 100
Portland, OR 97232
Attn: Ian Lewallen

Send tax statements to:

DD Citizen, LLC
901 NE Glisan St, Suite 100
Portland, OR 97232
Attn: Ian Lewallen

Property Line Adjustment Deed

DD Citizen, LLC, hereinafter called Grantor, 901 NE Glisan St, Suite 100, Portland, OR 97232, 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. DD Citizen, LLC, hereinafter called Grantee, 901 NE Glisan St, Suite 100, Portland, OR 97232, 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 (Deed) is to affect a property line adjustment between Property A and Property B such that Property A will be reduced in size by approximately 4,356 square feet and will hereafter be eliminated. Property B will be increased in size by approximately 4,356 square feet 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 affect the property line adjustment and to create the reconfigured lot as described on Exhibit C, Grantor does hereby grant, transfer, and convey unto Grantee all of that certain real property situated in Marion County, Oregon, described on Exhibit A, 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, to consolidate two parcels into one.

This property line adjustment deed is executed this ____ day of _____, 2024.

Grantor:

DD Citizen, LLC, an Oregon limited liability company

By: _____

Ian Lewallen, Manager

STATE OF OREGON)

) ss.

County of Multnomah)

This instrument was acknowledged before me on _____, 2025,
by Ian Lewallen, as manager of DD Citizen, LLC, an Oregon limited liability company.

Notary Public—State of Oregon

My commission expires: _____

Grantee:

DD Citizen, LLC, an Oregon limited liability company

By: _____

Ian Lewallen, Manager

STATE OF OREGON)

) ss.

County of Multnomah)

This instrument was acknowledged before me on _____, 20____, ,
by Ian Lewallen, as manager of DD Citizen, LLC, an Oregon limited liability company.

Notary Public—State of Oregon

My commission expires: _____

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Marion, State of Oregon, described as follows:

Beginning at the Southeast corner of Lot 2, Block 22, SALEM (Plat Book 1 Page 0020), in the City of Salem, Marion County, Oregon;
thence Northerly along the West line of High Street in said City 26 feet and 2 inches to a fir stake 1 inch in diameter driven 12 inches in to the ground near the West line of the cement sidewalk;
thence Westerly and parallel to the South line of said Lot 2, 165 feet, more or less, to the alley in said Block 22;
thence Southerly along the alley in said Block, 26 feet, 2 inches to the Southwest corner of said Lot 2;
thence Easterly along the South line of said Lot 2, 165 feet, more or less, to the point of beginning.

SAVE AND EXCEPT the land described in the deed from S. C. Stone and Mary J. Stone, his wife, to Arthur H. Moore, dated October 2, 1923 and recorded October 2, 1923 in Volume 175, Page 0182, Deed Records for Marion County, Oregon.

The legal description was created prior to January 01, 2008.

**NORTHWEST
SURVEYING, INC.**

BOUNDARY TOPOGRAPHIC CONSTRUCTION CADASTRAL

Licensed in OR & WA

1815 NW 169TH PLACE, SUITE 2090
BEAVERTON, OR 97006

TELEPHONE: (503) 848-2127
FAX: (503) 848-2179

Exhibit B

NWS Project No. 2632

Lot 1 and a portion of Lot 2, Block 22, Salem, located in the southeast one-quarter of Section 22, Township 7 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, and more particularly described as follows:

Beginning at the northeast corner of said Lot 1, thence along the easterly line of said Lot 1 and also the easterly line of said Lot 2, South 19°30'19" West a distance of 139.51 feet to the southeast corner of Parcel 1 of that property conveyed to FT LLC by deed recorded August 31, 2016 as Reel 3856, Page 443, Marion County Deed Records; thence along the southerly line of said Parcel 1, North 70°29'14" West a distance of 166.04 feet to the southwest corner thereof, said point being on the westerly line of said Lot 2; thence along the westerly line of said Lot 2 and also the westerly line of said Lot 1, North 19°30'10" East a distance of 139.49 feet to the northwest corner of said Lot 1; thence along the northerly line of said Lot 1, South 70°29'34" East a distance of 166.05 feet to the Point of Beginning.

Said described land contains 23,164 square feet, more or less.

Bearings are based on Survey No. 38708, Marion County Survey Records.



RENEWAL: 12/31/2025

Exhibit C
CONSOLIDATED DESCRIPTION

May 20, 2025
NWS Project No. 2632

Lot 1 and a portion of Lot 2, Block 22, Salem, located in the southeast one-quarter of Section 22, Township 7 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, and more particularly described as follows:

Beginning at a 1-1/8 inch copper disk located at the northeast corner of said Lot 1, thence along the easterly line of said Lot 1, and also the easterly line of said Lot 2, South 19°30'19" West a distance of 165.43 feet to the northeast corner of that property conveyed to Arthur H. Moore by deed recorded October 2, 1923 in Volume 175, Page 182, Marion County Deed Records; thence along the northerly line of said Moore property, North 70°29'14" West a distance of 166.04 feet to the northwest corner thereof, said point being on the westerly line of said Lot 2; thence along the westerly line of said Lot 2, and also the westerly line of said Lot 1, North 19°30'10" East a distance of 165.41 feet to a 1-1/8 inch copper disk located at the northwest corner of said Lot 1; thence along the northerly line of said Lot 1, South 70°29'34" East a distance of 166.05 feet to the Point of Beginning.

Said described land contains 24,468 square feet, more or less.

Bearings are based on Survey No. 40060, Marion County Survey Records.

