

REEL 3436 PAGE 176
MARION COUNTY
BILL BURGESS, COUNTY CLERK
10-22-2012 11:37 am.
Control Number 326097 \$ 96.00
Instrument 2012 34037157

MAIL TAX STATEMENTS TO:

M&T Partners, Inc.
15350 Sw Sequoia Parkway #300
Portland, OR 97224-7172

AFTER RECORDING RETURN TO:

M&T Partners, Inc.
15350 Sw Sequoia Parkway #300
Portland, OR 97224-7172

PROPERTY LINE ADJUSTMENT DEED

M & T Partners, Inc. a Delaware Corporation ("**Grantor**"), 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. **M & T Partners, Inc.** ("**Grantee**"), 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 (the "**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 87,489 sq. ft. 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 87,489 sq. ft. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

PROPERTY LINE ADJUSTMENT DEED

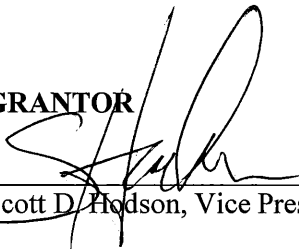
C:\USERS\SGRUBBS\DESKTOP\10-07-11 NEW CITY SURVEYOR REVIEW PACKET . DOC

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.

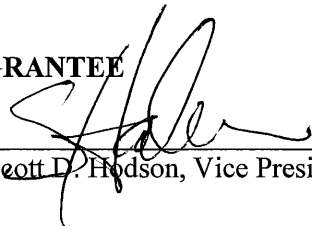
This Property Line Adjustment Deed is executed this _____ day of _____, 20____.

GRANTOR



Scott D. Hodson, Vice President

GRANTEE

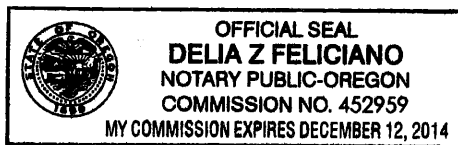


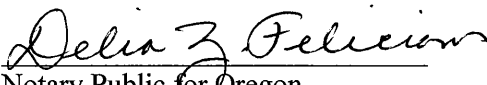
Scott D. Hodson, Vice President

State of Oregon)
) ss.
County of Washington)

This instrument was acknowledged before me on October 19, 2012, by Scott D. Hodson as Vice President of M&T Partners, Inc.

Before me:





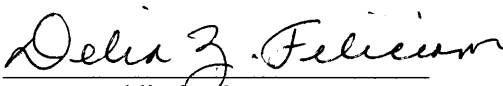
Notary Public for Oregon
My Commission Expires: 12-12-14

State of Oregon)
) ss.
County of Washington)

This instrument was acknowledged before me on October 19, 2012, by Scott D. Hodson as Vice President of M&T Partners, Inc.

Before me:





Notary Public for Oregon
My Commission Expires: 12-12-14

PROPERTY LINE ADJUSTMENT DEED

CAUSERS\DELIA\FDESKTOP\PLA1 6-15-12 UP-DATED CITY SURVEYOR REVIEW PACKET EXHIBITS A-D. DOC

EXHIBIT "A"

LEGAL DESCRIPTION
PAC TRUST
TAX LOT 600 AND TAX LOT 702
AUGUST 28, 2012

PROJECT NO. 034829

PROPERTY "A"

THAT TRACT OF LAND CONVEYED TO PACIFIC REALTY ASSOCIATES, L.P., A DELAWARE LIMITED PARTNERSHIP DESCRIBED AS PARCEL I IN REEL 2846, PAGE 493, MARION COUNTY DEED RECORDS, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO SECTION 11, 12, 13 AND 14 IN TOWNSHIP 8 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF SALEM, COUNTY OF MARION AND STATE OF OREGON; THENCE NORTH 00°05'46" EAST, 30.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SE BOONE ROAD (VARIABLE WIDTH) SOUTH 89°35'40" WEST, 115.71 FEET TO A 5/8" IRON ROD WITH 2" ALUMINUM CAP MARKED "CITY OF SALEM"; THENCE NORTH 88°06'11" WEST, 100.03 FEET TO A 5/8" IRON ROD WITH 2" ALUMINUM CAP MARKED "CITY OF SALEM"; THENCE SOUTH 89°36'14" WEST, 50.00 FEET TO A 5/8" IRON ROD WITH 2" ALUMINUM CAP MARKED "CITY OF SALEM"; THENCE NORTH 47°33'05" WEST, 51.30 FEET TO A 5/8" IRON ROD WITH 2" ALUMINUM CAP MARKED "CITY OF SALEM", BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SE BATTLE CREEK ROAD (38 FEET MEASURED PERPENDICULAR TO THE CENTERLINE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 23°06'16" WEST, 335.42 FEET TO A 5/8" IRON ROD WITH 2" ALUMINUM CAP MARKED "CITY OF SALEM"; THENCE NORTH 11°40'57" EAST, 47.90 FEET TO A 5/8" IRON ROD WITH 2" ALUMINUM CAP MARKED "CITY OF SALEM", BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SE KUEBLER BOULEVARD (VARIABLE WIDTH); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 54°36'48" EAST, 87.53 FEET TO A 5/8" IRON ROD WITH 2" ALUMINUM CAP MARKED "CITY OF SALEM"; THENCE NORTH 63°13'11" EAST, 397.80 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 00°05'46" WEST, 622.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 196,127 SQUARE FEET OR 4.503 ACRES, MORE OR LESS.

SLOPE EASEMENT CCJ 87C-12160

NO ACCESS TO SE BATTLE CREEK ROAD AND SE KUEBLER BOULEVARD.



RENEWAL: 06-30-13

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KUEBLER BLVD. S.E.

N63°13'11"E

397.80'

N11°40'57"E
47.90'
N54°36'48"E
87.53'

PROPERTY "A"
196,127 SQUARE FEET
4.503 ACRES +/-

BATTLE CREEK ROAD S.E.

N23°06'16"W

335.42'

N47°33'05"W
51.30'

S89°36'14"W
50.00'

N88°06'11"W
100.03'

S89°35'40"W
115.71'

622.12'

S00°05'46"W

POINT OF
BEGINNING

N00°05'46"E
30.00'

11 12

14 13

BOONE ROAD S.E.

POINT OF
COMMENCEMENT

T 8 S, R 3 W, S 11 & 12, W.M.

SHEET NUMBER

1 of 1

EXHIBIT "A"

TAX LOTS 600 AND 702

M & T PARTNERS INC.

KUEBLER DEVELOPMENT - MARION COUNTY, OREGON

DRAWING INFO

034829

034829-V-EX0A ORIGINAL

1" 100'

SHEET INFO

DRAWN SMG

CHECKED BA

LAST EDIT 9/4/2012

PLOT DATE 8/28/2012

WHPacific

EXHIBIT "B"

LEGAL DESCRIPTION
PAC TRUST
TAX LOT 600 AND TAX LOT 702
AUGUST 28, 2012

PROJECT NO. 034829

PROPERTY "B"

THAT TRACT OF LAND DESCRIBED AS EXHIBIT "C" IN REEL 3196, PAGE 169, MARION COUNTY DEED RECORDS, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO SECTION 11,12, 13 AND 14 IN TOWNSHIP 8 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF SALEM, COUNTY OF MARION AND STATE OF OREGON; THENCE NORTH 00°05'46" EAST, 30.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°05'46" EAST, 622.12 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SE KUEBLER BOULEVARD (VARIABLE WIDTH); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 63°13'11" EAST, 58.54 FEET TO A 5/8" IRON ROD WITH 2" ALUMINUM CAP MARKED "CITY OF SALEM"; THENCE NORTH 66°35'25" EAST, 66.40 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 27°44'13" EAST, 207.56 FEET; THENCE SOUTH 00°00'12" WEST, 491.33 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SE BOONE ROAD (VARIABLE WIDTH); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 89°57'24" WEST, 210.81 FEET TO THE POINT OF BEGINNING.

CONTAINS 130,176 SQUARE FEET OR 2.988 ACRES, MORE OR LESS.



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KUEBLER BLVD. S.E.

N63°13'11"E N66°35'26"E
58.54' 66.40'

S27°44'13"W

207.56'

491.33'

S00°00'12"W

PROPERTY "B"
130,176 SQUARE FEET
2.988 ACRES +/-

622.12'

N00°05'46"E

POINT OF BEGINNING

N00°05'46"E
30.00'

11

12

N89°57'24"W 210.81'

14

13

BOONE ROAD S.E.

POINT OF COMMENCEMENT

BATTLE CREEK ROAD S.E.

T 8 S, R 3 W, S 11 & 12, W.M.

SHEET NUMBER

1 of 1

EXHIBIT "B"
TAX LOTS 600 AND 702
M & T PARTNERS INC.
KUEBLER DEVELOPMENT - MARION COUNTY, OREGON

DRAWING INFO

034829

34829-V-EX0B ORIGINAL

1" 100'

SHEET INFO

DRAWN

SMG

CHECKED

BA

LAST EDIT

9/4/2012

PLOT DATE

8/28/2012

WHPacific

EXHIBIT "C"

JUNE 4, 2012

ADJUSTED
PROPERTY "A"
LEGAL DESCRIPTION

PROJECT NO. 034829

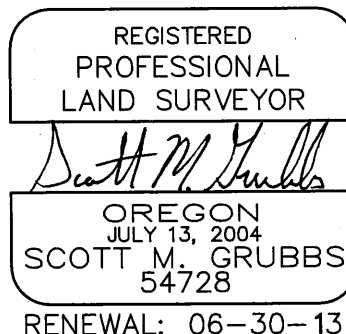
A TRACT OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN REEL 3337, PAGE 174 OF THE MARION COUNTY DEED RECORDS AND BEING A PORTION OF PARCEL I OF SAID DEED, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 11 AND THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE CORNER COMMON TO SECTIONS 11, 12, 13 AND 14 OF SAID TOWNSHIP AND RANGE; THENCE NORTH 02°17'48" EAST, 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BOONE ROAD S.E.; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 88°12'18" WEST, 115.71 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 85°54'09" WEST, 33.50 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: NORTH 85°54'09" WEST, 66.53 FEET; THENCE NORTH 88°11'44" WEST, 50.00 FEET; THENCE NORTH 45°21'03" WEST, 51.30 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BATTLE CREEK ROAD S.E.; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 20°54'14" WEST, 335.42 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 13°52'59" EAST, 47.90 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF KUEBLER BOULEVARD S.E.; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 56°48'50" EAST, 87.50 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 65°25'13" EAST, 229.59 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 02°12'14" WEST, 546.02 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NAD83/CORS, OREGON NORTH STATE PLANE COORDINATE SYSTEM.

CONTAINING 108,638 SQUARE FEET OR 2.494 ACRES MORE OR LESS.

SLOPE EASEMENT CCJ 87C-12160



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KUEBLER BLVD. S.E.

PROPERTY "A"
108,638 SQUARE FEET
2.494 ACRES +/-

PROPERTY B

BATTLE CREEK ROAD

T 8 S, R 3 W, S 11, W.M.

POINT OF
BEGINNING

N85°54'09"W
33.50'

N02°17'48"E
30.00'

N88°12'18"W

115.71'

11 12

14 13

POINT OF
COMMENCEMENT

SE BOONE RD

SHEET NUMBER

1 of 1

EXHIBIT "C"
ADJUSTED TAX LOT 600

M & T PARTNERS INC.
KUEBLER DEVELOPMENT - MARION COUNTY, OREGON

DRAWING INFO

034829

34829-V-EX0A

1" 100'

SHEET INFO

DRAWN SMG

CHECKED BA

LAST EDIT 9/4/2012

PLOT DATE 5/18/2012

WHPacific

EXHIBIT "D"

JUNE 4, 2012

ADJUSTED
PROPERTY "B"
LEGAL DESCRIPTION

PROJECT NO. 034829

A TRACT OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN REEL 3337 PAGE 174 OF THE MARION COUNTY DEED RECORDS AND BEING ALL OF PARCEL II AND A PORTION OF PARCEL I OF SAID DEED, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 11 AND THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE CORNER COMMON TO SECTIONS 11, 12, 13 AND 14 OF SAID TOWNSHIP AND RANGE; THENCE NORTH 02°17'48" EAST, 30.00 FEET TO THE POINT OF BEGINNING AND BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BOONE ROAD S.E.; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 88°12'18" WEST, 115.71 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 85°54'09" WEST, 33.50 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 02°12'14" EAST, 546.02 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KUEBLER BOULEVARD S.E.; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 65°25'13" EAST, 226.79 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 68°47'27" EAST, 66.40 FEET TO THE MOST NORTHERLY CORNER OF PARCEL II AS DESCRIBED IN REEL 3337, PAGE 174, OF SAID DEED RECORDS; THENCE ALONG THE EASTERLY LINES OF SAID PARCEL II, SOUTH 25°32'11" EAST, 207.56 FEET; THENCE SOUTH 02°12'14" WEST, 491.33 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BOONE ROAD S.E.; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 87°45'22" WEST, 210.81 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NAD83/CORS, OREGON NORTH STATE PLANE COORDINATE SYSTEM.

CONTAINING 217,665 SQUARE FEET OR 4.997 ACRES MORE OR LESS.



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KUEBLER BLVD. S.E.

N68°47'27"E
66.40'

N65°25'13"E 226.79'

S25°32'11"E 207.56'

491.33'

S02°12'14"W

PROPERTY "A"

PROPERTY "B"
217,865 SQUARE FEET
4.997 ACRES +/-

BATTLE CREEK ROAD

546.02'

N02°12'14"E

POINT OF
BEGINNING

33.50'

N85°54'09"W

N88°12'18"W

115.71'

11

12

N02°17'48"E
30.00'

N87°45'22"W

210.81'

13

14

POINT OF
COMMENCEMENT

SE BOONE RD

T 8 S, R 3 W, S 11, W.M.

SHEET NUMBER

1 of 1

EXHIBIT "D"
ADJUSTED TAX LOT 702
M & T PARTNERS INC.
KUEBLER DEVELOPMENT - MARION COUNTY, OREGON

DRAWING INFO

034829

34829-V-EX0B

1" 100'

SHEET INFO

DRAWN SMG

CHECKED BA

LAST EDIT 7/2/2012

PLOT DATE 5/16/2012

WHPacific

EXHIBIT "E"

JUNE 4, 2012

AREA OF ADJUSTMENT
LEGAL DESCRIPTION

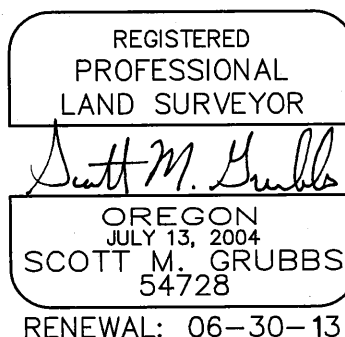
PROJECT NO. 034829

A TRACT OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN REEL 3337 PAGE 174 OF THE MARION COUNTY DEED RECORDS AND BEING A PORTION OF PARCEL I OF SAID DEED, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 11 AND THE SOUTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE CORNER COMMON TO SECTIONS 11, 12, 13 AND 14 OF SAID TOWNSHIP AND RANGE; THENCE NORTH 02°17'48" EAST, 30.00 FEET TO THE POINT OF BEGINNING AND BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BOONE ROAD S.E.; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 88°12'18" WEST, 115.71 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 85°54'09" WEST, 33.50 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 02°12'14" EAST, 546.02 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KUEBLER BOULEVARD S.E.; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 65°25'13" EAST, 168.25 FEET TO THE MOST NORTHERLY CORNER OF PARCEL I AS DESCRIBED IN REEL 3337, PAGE 174, OF SAID DEED RECORDS; THENCE ALONG THE EASTERLY LINES OF SAID PARCEL I, SOUTH 02°17'48" WEST, 622.12 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NAD83/CORS, OREGON NORTH STATE PLANE COORDINATE SYSTEM.

CONTAINING 87,489 SQUARE FEET OR 2.008 ACRES MORE OR LESS.



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KUEBLER BLVD. S.E.

N65°25'13"E 168.25'

546.02'

622.12'

PROPERTY "A"

AREA OF ADJUSTMENT
87,489 SQUARE FEET
2.008 ACRES +/-

A PORTION OF
PROPERTY "B"

BATTLE CREEK ROAD

N02°12'14"E

S02°17'48"W

POINT OF
BEGINNING

N02°17'48"E
30.00'

33.50'

N88°12'18"W

N85°54'09"W

115.71'

11

12

14

13

POINT OF
COMMENCEMENT

SE BOONE RD

T 8 S, R 3 W, S 11, W.M.

SHEET NUMBER

1 of 1

EXHIBIT "E"

AREA OF ADJUSTMENT

M & T PARTNERS INC.

KUEBLER DEVELOPMENT - MARION COUNTY, OREGON

DRAWING INFO

034829

34829-V-EXC1

1" 100'

SHEET INFO

DRAWN

SMG

CHECKED

BA

LAST EDIT

8/4/2012

PLOT DATE

5/18/2012

WHPacific

REEL: 3436

PAGE: 176

October 22, 2012, 11:37 am.

CONTROL #: 326097

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: \$ 96.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.