

## Exhibit G: Draft PLA Deeds

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**After recording, return to:**

Matthew S. Bailey  
710 Winding Way SE  
Salem, OR 97302

**Send tax statements to:**

No Change

## **Property Line Adjustment Deed**

Matthew S. Bailey, hereinafter called Grantor, 710 Winding Way SE, Salem, Oregon 97302, 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. Matthew S. Bailey, hereinafter called Grantee, 710 Winding Way SE, Salem, Oregon 97302, 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 4.1 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 4.1 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 effect the property line adjustment and to create the reconfigured properties 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 zero; 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.

[INSERT GRANTOR NAME]

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

Grantor

\_\_\_\_\_

Title

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_.

[INSERT GRANTEE NAME]

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

\_\_\_\_\_  
Title

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_.

Page 3 of 3



AKS ENGINEERING & FORESTRY, LLC  
12965 SW Herman Road, Suite 100, Tualatin, OR 97062  
P: (503) 563-6151 | www.aks-eng.com

AKS Job #5176

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

Owner: Matthew S. Bailey  
Vesting Deed: Reel 3994, Page 156, Marion County Deed Records

## EXHIBIT A

### Property Line Adjustment 1 of 3 Original Tract 1 Description

A tract of land, originally created by deed on March 4, 1943 and recorded on March 10, 1943, Volume 281, Page 265, Marion County Deeds, located in the Northeast One-Quarter of Section 10, Township 8 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Beginning at the easterly corner of Lot 14, Block 1 of the plat "Alderbrook Manor", Volume 19, Page 41, Marion County Book of Town Plats; thence along the northeasterly line of said Lot 14 and the northwesterly extension thereof, North  $50^{\circ}33'12''$  West 539.52 feet to the northerly corner of Lot 10 of said Block 1, also being on the southerly line of the plat "Alder Brook Annex No. 1", Volume 13, Page 39, Marion County Book of Town Plats; thence along said southerly line the following three (3) courses: North  $70^{\circ}08'00''$  East 242.21 feet; North  $55^{\circ}24'00''$  East 110.50 feet; North  $52^{\circ}05'51''$  East 183.09 feet to the westerly southwesterly corner of Lot 21 of said plat; thence along the southwesterly line of said Lot 21, South  $56^{\circ}18'39''$  East 134.60 feet to the northwesterly corner of Lot 22, Block 1 of said plat "Alderbrook Manor"; thence along the southwesterly line of said Lot 22 and the southeasterly extension thereof, South  $47^{\circ}14'05''$  East 247.00 feet to the northerly corner of Lot 19 of said Block 1; thence along the northwesterly line of said Lot 19 and the southwesterly extension thereof, South  $43^{\circ}31'14''$  West 493.63 feet to the Point of Beginning.

The above described tract of land contains 5.02 acres, more or less.

1/21/2021

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEWS: 6/30/22



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AKS Job #5176

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

Owner: Matthew S. Bailey  
Vesting Deed: Reel 3994, Page 156, Marion County Deed Records

## EXHIBIT B

### Property Line Adjustment 1 of 3 Original Tract 2 Description

Lot 16, Block 1 of the plat "Alderbrook Manor", Volume 19, Page 41, Marion County Book of Town Plats, located in the Northeast One-Quarter of Section 10, Township 8 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Beginning at the easterly corner of Lot 14, Block 1 of the plat "Alderbrook Manor", Volume 19, Page 41, Marion County Book of Town Plats, also being the westerly corner of said Lot 16; thence along the northwesterly line of said Lot 16, North 43°31'14" East 120.06 feet to the northerly corner of said Lot 16; thence along the northeasterly line of said Lot 16, South 49°29'26" East 180.40 feet to the northwesterly right-of-way line of Welcome Way SE (35.00 feet from centerline); thence along said northwesterly right-of-way line on a non-tangent curve to the right (Radial Bearing North 54°04'36" West) with a Radius of 165.00 feet, a Delta of 24°33'14", a Length of 70.71 feet, and a Chord of South 48°12'01" West 70.17 feet; thence continuing along said northwesterly right-of-way line, South 60°28'39" West 64.98 feet to the southerly corner of said Lot 16; thence along the southwesterly line of said Lot 16, North 45°32'38" West 155.50 feet to the Point of Beginning.

The above described tract of land contains 21,776 square feet, more or less.

1/21/2021

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEWS: 6/30/22



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OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

Owner: Matthew S. Bailey  
Vesting Deed: Reel 3994, Page 156, Marion County Deed Records

## EXHIBIT C

### Property Line Adjustment 1 of 3 Adjusted Tract 1 Description

A tract of land located in the Northeast One-Quarter of Section 10, Township 8 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Commencing at the easterly corner of Lot 14, Block 1 of the plat "Alderbrook Manor", Volume 19, Page 41, Marion County Book of Town Plats; thence along the northeasterly line of said Lot 14 and the northwesterly extension thereof, North  $50^{\circ}33'12''$  West 225.39 feet to the Point of Beginning; thence continuing along said northwesterly extension, North  $50^{\circ}33'12''$  West 314.13 feet to the northerly corner of Lot 10 of said Block 1, also being on the southerly line of the plat "Alder Brook Annex No. 1", Volume 13, Page 39, Marion County Book of Town Plats; thence along said southerly line, North  $70^{\circ}08'00''$  East 242.21 feet; thence leaving said southerly line, South  $32^{\circ}33'54''$  East 145.00 feet; thence South  $55^{\circ}19'42''$  West 107.62 feet; thence South  $50^{\circ}33'10''$  East 78.36 feet; thence South  $35^{\circ}55'31''$  West 60.11 feet to the Point of Beginning.

The above described tract of land contains 40,033 square feet, more or less.

1/21/2021

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEW: 6/30/22





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AKS Job #5176

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

Owner: Matthew S. Bailey  
Vesting Deed: Reel 3994, Page 156, Marion County Deed Records

## EXHIBIT D

### Property Line Adjustment 1 of 3 Adjusted Parcel 2 Description

A tract of land located in the Northeast One-Quarter of Section 10, Township 8 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Beginning at the easterly corner of Lot 14, Block 1 of the plat "Alderbrook Manor", Volume 19, Page 41, Marion County Book of Town Plats; thence along the northeasterly line of said Lot 14 and the northwesterly extension thereof, North 50°33'12" West 225.39 feet; thence leaving said northwesterly extension, North 35°55'31" East 60.11 feet; thence North 50°33'10" West 78.36 feet; thence North 55°19'42" East 107.62 feet; thence North 32°33'54" West 145.00 feet to the southerly line of the plat "Alder Brook Annex No. 1", Volume 13, Page 39, Marion County Book of Town Plats; thence along said southerly line, North 55°24'00" East 110.50 feet; thence continuing along said southerly line, North 52°05'51" East 183.09 feet to the westerly southwesterly corner of Lot 21 of said plat; thence along the southwesterly line of said Lot 21, South 56°18'39" East 134.60 feet to the northwesterly corner of Lot 22, Block 1 of said plat "Alderbrook Manor"; thence along the southwesterly line of said Lot 22 and the southeasterly extension thereof, South 47°14'05" East 247.00 feet to the northerly corner of Lot 19 of said Block 1; thence along the northwesterly line of said Lot 19 and the southwesterly extension thereof, South 43°31'14" West 373.57 feet to the northerly corner of said Lot 16; thence along the northeasterly line of said Lot 16, South 49°29'26" East 180.40 feet to the northwesterly right-of-way line of Welcome Way SE (35.00 feet from centerline); thence along said northwesterly right-of-way line on a non-tangent curve to the right (Radial Bearing North 54°04'36" West) with a Radius of 165.00 feet, a Delta of 24°33'14", a Length of 70.71 feet, and a Chord of South 48°12'01" West 70.17 feet; thence continuing along said northwesterly right-of-way line, South 60°28'39" West 64.97 feet to the southerly corner of said Lot 16; thence along the southwesterly line of said Lot 16, North 45°32'38" West 155.50 feet to the Point of Beginning.

The above described tract of land contains 4.60 acres, more or less.

1/21/2021







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Owner: Matthew S. Bailey  
Vesting Deed: Reel 3994, Page 156, Marion County Deed Records

## EXHIBIT E

### Property Line Adjustment 1 of 3 Transferred Area Description

A tract of land located in the Northeast One-Quarter of Section 10, Township 8 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Beginning at the easterly corner of Lot 14, Block 1 of the plat "Alderbrook Manor", Volume 19, Page 41, Marion County Book of Town Plats; thence along the northeasterly line of said Lot 14 and the northwesterly extension thereof, North 50°33'12" West 225.39 feet; thence leaving said northwesterly extension, North 35°55'31" East 60.11 feet; thence North 50°33'10" West 78.36 feet; thence North 55°19'42" East 107.62 feet; thence North 32°33'54" West 145.00 feet to the southerly line of the plat "Alder Brook Annex No. 1", Volume 13, Page 39, Marion County Book of Town Plats; thence along said southerly line, North 55°24'00" East 110.50 feet; thence continuing along said southerly line, North 52°05'51" East 183.09 feet to the westerly southwesterly corner of Lot 21 of said plat; thence along the southwesterly line of said Lot 21, South 56°18'39" East 134.60 feet to the northwesterly corner of Lot 22, Block 1 of said plat "Alderbrook Manor"; thence along the southwesterly line of said Lot 22 and the southeasterly extension thereof, South 47°14'05" East 247.00 feet to the northerly corner of Lot 19 of said Block 1; thence along the northwesterly line of said Lot 19 and the southwesterly extension thereof, South 43°31'14" West 493.63 feet to the Point of Beginning.

The above described tract of land contains 4.10 acres, more or less.

1/21/2021

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEW: 6/30/22

**After recording, return to:**

Matthew S. Bailey  
710 Winding Way SE  
Salem, OR 97302

**Send tax statements to:**

No Change

## **Property Line Adjustment Deed**

Matthew S. Bailey, hereinafter called Grantor, 710 Winding Way SE, Salem, Oregon 97302, 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. Matthew S. Bailey, hereinafter called Grantee, 710 Winding Way SE, Salem, Oregon 97302, 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 10,861 square feet 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 10,861 square feet 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 properties 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 zero; 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\_\_\_\_.

[INSERT GRANTOR NAME]

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

\_\_\_\_\_  
Title

STATE OF OREGON                    )  
  ) ss.

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

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_.

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

[INSERT GRANTEE NAME]

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

\_\_\_\_\_  
Title

STATE OF OREGON                    )  
  ) ss.

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

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_.

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



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P: (503) 563-6151 | www.aks-eng.com

AKS Job #5176

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

Owner: Matthew S. Bailey  
Vesting Deed: Reel 3994, Page 156, Marion County Deed Records

## EXHIBIT A

### Property Line Adjustment 2 of 3 Original Tract 1 Description

A tract of land located in the Northeast One-Quarter of Section 10, Township 8 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Beginning at the easterly corner of Lot 14, Block 1 of the plat "Alderbrook Manor", Volume 19, Page 41, Marion County Book of Town Plats; thence along the northeasterly line of said Lot 14 and the northwesterly extension thereof, North 50°33'12" West 225.39 feet; thence leaving said northwesterly extension, North 35°55'31" East 60.11 feet; thence North 50°33'10" West 78.36 feet; thence North 55°19'42" East 107.62 feet; thence North 32°33'54" West 145.00 feet to the southerly line of the plat "Alder Brook Annex No. 1", Volume 13, Page 39, Marion County Book of Town Plats; thence along said southerly line, North 55°24'00" East 110.50 feet; thence continuing along said southerly line, North 52°05'51" East 183.09 feet to the westerly southwesterly corner of Lot 21 of said Block 1; thence along the southwesterly line of said Lot 21, South 56°18'39" East 134.60 feet to the northwesterly corner of Lot 22 of said Block 1; thence along the southwesterly line of said Lot 22 and the southeasterly extension thereof, South 47°14'05" East 247.00 feet to the northerly corner of Lot 19 of said Block 1; thence along the northwesterly line of said Lot 19 and the southwesterly extension thereof, South 43°31'14" West 373.57 feet to the northerly corner of said Lot 16; thence along the northeasterly line of said Lot 16, South 49°29'26" East 180.40 feet to the northwesterly right-of-way line of Welcome Way SE (35.00 feet from centerline); thence along said northwesterly right-of-way line on a non-tangent curve to the right (Radial Bearing North 54°04'36" West) with a Radius of 165.00 feet, a Delta of 24°33'14", a Length of 70.71 feet, and a Chord of South 48°12'05" West 70.17 feet; thence continuing along said northwesterly right-of-way line, South 60°28'39" West 64.97 feet to the southerly corner of said Lot 16; thence along the southwesterly line of said Lot 16, North 45°32'38" West 155.50 feet to the Point of Beginning.

The above described tract of land contains 4.60 acres, more or less.

1/21/2021

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEWS: 6/30/22



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Owner: Matthew S. Bailey  
Vesting Deed: Reel 3994, Page 156, Marion County Deed Records

## EXHIBIT B

Property Line Adjustment 2 of 3  
Original Tract 2 Description

Lot 17, Block 1 of the plat "Alderbrook Manor", Volume 19, Page 41, Marion County Book of Town Plats, located in the Northeast One-Quarter of Section 10, Township 8 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Commencing at the easterly corner of Lot 14 of said Block 1; thence along the northeasterly extension of the southeasterly line of said Lot 14 North 43°31'14" East 120.06 feet to the Point of Beginning and the westerly corner of said Lot 17; thence along the northwesterly line of said Lot 17, North 43°31'14" East 119.94 feet to the northerly corner of said Lot 17; thence along the northeasterly line of said Lot 17, South 46°59'59" East 165.23 feet to the northwesterly right-of-way line of Welcome Way SE (35.00 feet from centerline); thence along said northwesterly right-of-way line, South 35°55'31" West 112.95 feet to the southerly corner of said Lot 17; thence along the southwesterly line of said Lot 17, North 49°29'26" West 180.40 feet to the Point of Beginning.

The above described tract of land contains 20,064 square feet, more or less.

1/21/2021







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OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

Owner: Matthew S. Bailey  
Vesting Deed: Reel 3994, Page 156, Marion County Deed Records

## EXHIBIT C

### Property Line Adjustment 2 of 3 Adjusted Tract 1 Description

A tract of land located in the Northeast One-Quarter of Section 10, Township 8 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Beginning at the easterly corner of Lot 14, Block 1 of the plat "Alderbrook Manor", Volume 19, Page 41, Marion County Book of Town Plats; thence along the northeasterly line of said Lot 14 and the northwesterly extension thereof, North 50°33'12" West 225.39 feet; thence leaving said northwesterly extension, North 35°55'31" East 60.11 feet; thence North 50°33'10" West 78.36 feet; thence North 55°19'42" East 107.62 feet; thence North 32°33'54" West 145.00 feet to the southerly line of the plat "Alder Brook Annex No. 1", Volume 13, Page 39, Marion County Book of Town Plats; thence along said southerly line, North 55°24'00" East 110.50 feet; thence continuing along said southerly line, North 52°05'51" East 183.09 feet to the westerly southwesterly corner of Lot 21 of said Block 1; thence along the southwesterly line of said Lot 21, South 56°18'39" East 134.60 feet to the northwesterly corner of Lot 22 of said Block 1; thence along the southwesterly line of said Lot 22 and the southeasterly extension thereof, South 47°14'05" East 247.00 feet to the northerly corner of Lot 19 of said Block 1; thence along the northwesterly line of said Lot 19 and the southwesterly extension thereof, South 43°31'14" West 253.63 feet to the northerly corner of Lot 17 of said Block 1; thence along the northeasterly line of said Lot 17, South 46°59'59" East 45.24 feet; thence leaving said northeasterly line, South 43°27'35" West 241.15 feet to the southwesterly line of Lot 16 of said Block 1; thence along said southwesterly line, North 45°32'38" West 45.50 feet to the Point of Beginning.

The above described tract of land contains 4.35 acres, more or less.

1/21/2021

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEWS: 6/30/22



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## EXHIBIT D

### Property Line Adjustment 2 of 3 Adjusted Tract 2 Description

A tract of land located in the Northeast One-Quarter of Section 10, Township 8 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Commencing at the easterly corner of Lot 14, Block 1 of the plat "Alderbrook Manor", Volume 19, Page 41, Marion County Book of Town Plats; thence along the southeasterly line of Lot 16 of said Block 1, South  $45^{\circ}32'38''$  East 45.50 feet to the Point of Beginning; thence leaving said southwesterly line, North  $43^{\circ}27'35''$  East 241.15 feet to the northeasterly line of Lot 17 of said Block 1; thence along said northeasterly line, South  $46^{\circ}59'59''$  East 119.99 feet to the northwesterly right-of-way line of Welcome Way SE (35.00 feet from centerline); thence along said northwesterly right-of-way line the following three (3) courses: South  $35^{\circ}55'31''$  West 112.95 feet; a non-tangent curve to the right (Radial Bearing North  $54^{\circ}24'36''$  West) with a Radius of 165.00 feet, a Delta of  $24^{\circ}33'14''$ , a Length of 70.71 feet, and a Chord of South  $48^{\circ}12'05''$  West 70.17 feet; South  $60^{\circ}28'39''$  West 64.97 feet to the southerly corner of said Lot 16; thence along the southwesterly line of said Lot 16, North  $45^{\circ}32'38''$  West 110.00 feet to the Point of Beginning.

The above described tract of land contains 30,925 square feet, more or less.

1/21/2021





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AKS Job #5176

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

Owner: Matthew S. Bailey  
Vesting Deed: Reel 3994, Page 156, Marion County Deed Records

## EXHIBIT E

### Property Line Adjustment 2 of 3 Tract 1 to Tract 2 Transferred Area Description

Two tracts of land located in the Northeast One-Quarter of Section 10, Township 8 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

#### Transfer Area 1 (Tract 1 to Tract 2)

Commencing at the easterly corner of Lot 14, Block 1 of the plat "Alderbrook Manor", Volume 19, Page 41, Marion County Book of Town Plats, also being the westerly corner of Lot 16 of said Block 1; thence along the southeasterly line of said Lot 16, South 45°32'38" East 45.50 feet to the Point of Beginning; thence leaving said southwesterly line, North 43°27'35" East 123.19 feet to the northeasterly line of said Lot 16; thence along said northeasterly line, South 49°29'26" East 134.98 feet to the northwesterly right-of-way line of Welcome Way SE (35.00 feet from centerline); thence along said northwesterly right-of-way line on a non-tangent curve to the right (Radial Bearing North 54°04'36" West) with a Radius of 165.00 feet, a Delta of 24°33'14", a Length of 70.71 feet, and a Chord of South 48°12'05" West 70.17 feet; thence South 60°28'39" West 64.97 feet to the southerly corner of said Lot 16; thence along the southwesterly line of said Lot 16, North 45°32'38" West 110.00 feet to the Point of Beginning.

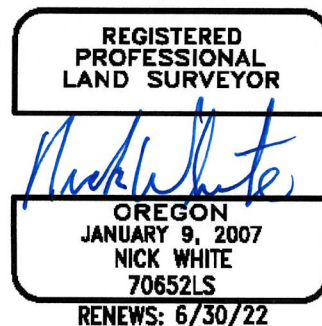
The above described tract of land contains 16,251 square feet, more or less.

#### Transfer Area 2 (Tract 2 to Tract 1)

Commencing at the easterly corner of Lot 14, Block 1 of the plat "Alderbrook Manor", Volume 19, Page 41, Marion County Book of Town Plats, also being the westerly corner of Lot 16 of said Block 1; thence along the northwesterly line of said Lot 16, North 43°31'14" East 120.06 feet to the westerly corner of Lot 17 of said Block 1 and the Point of Beginning; thence along the northwesterly line of said Lot 17, North 43°31'14" East 119.94 feet to the westerly corner of Lot 18 of said Block 1; thence along the southwesterly line of said Lot 18, South 46°59'59" East 45.24 feet; thence leaving said southwesterly line, South 43°27'35" West 117.96 feet to the southwesterly line of said Lot 17; thence along said southwesterly line, North 49°29'26" West 45.42 feet to the Point of Beginning.

1/21/2021

The above described tract of land contains 5,388 square feet, more or less.





**After recording, return to:**

Matthew S. Bailey  
710 Winding Way SE  
Salem, OR 97302

**Send tax statements to:**

No Change

## **Property Line Adjustment Deed**

Matthew S. Bailey, hereinafter called Grantor, 710 Winding Way SE, Salem, Oregon 97302, 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. Matthew S. Bailey, hereinafter called Grantee, 710 Winding Way SE, Salem, Oregon 97302, 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 18,184 square feet 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 18,184 square feet 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 properties 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 zero; 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\_\_\_\_.

[INSERT GRANTOR NAME]

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

\_\_\_\_\_  
Title

STATE OF OREGON                    )  
  ) ss.

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

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_.

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

[INSERT GRANTEE NAME]

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

\_\_\_\_\_  
Title

STATE OF OREGON                    )  
  ) ss.

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

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_.

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





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AKS Job #5176

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

Owner: Matthew S. Bailey  
Vesting Deed: Reel 3994, Page 156, Marion County Deed Records

## EXHIBIT A

### Property Line Adjustment 3 of 3 Original Tract 1 Description

A tract of land located in the Northeast One-Quarter of Section 10, Township 8 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Beginning at the easterly corner of Lot 14, Block 1 of the plat "Alderbrook Manor", Volume 19, Page 41, Marion County Book of Town Plats; thence along the northeasterly line of said Lot 14 and the northwesterly extension thereof, North 50°33'12" West 225.39 feet; thence leaving said northwesterly extension, North 35°55'31" East 60.11 feet; thence North 50°33'10" West 78.36 feet; thence North 55°19'42" East 107.62 feet; thence North 32°33'54" West 145.00 feet to the southerly line of the plat "Alder Brook Annex No. 1", Volume 13, Page 39, Marion County Book of Town Plats; thence along said southerly line, North 55°24'00" East 110.50 feet; thence continuing along said southerly line, North 52°05'51" East 183.09 feet to the westerly southwesterly corner of Lot 21 of said Block 1; thence along the southwesterly line of said Lot 21, South 56°18'39" East 134.60 feet to the northwesterly corner of Lot 22 of said Block 1; thence along the southwesterly line of said Lot 22 and the southeasterly extension thereof, South 47°14'05" East 247.00 feet to the northerly corner of Lot 19 of said Block 1; thence along the northwesterly line of said Lot 19 and the southwesterly extension thereof, South 43°31'14" West 253.64 feet to the northerly corner of Lot 17 of said Block 1; thence along the northeasterly line of said Lot 17, South 46°59'59" East 45.24 feet; thence leaving said northeasterly line, South 43°27'35" West 241.15 feet to the southwesterly line of Lot 16 of said Block 1; thence along said southwesterly line, North 45°32'38" West 45.50 feet to the Point of Beginning.

The above described tract of land contains 4.35 acres, more or less.

1/21/2021

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEW: 6/30/22



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AKS Job #5176

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

Owner: Matthew S. Bailey  
Vesting Deed: Reel 3994, Page 156, Marion County Deed Records

## EXHIBIT B

### Property Line Adjustment 3 of 3 Original Tract 2 Description

Lot 21, Block 1 of the plat "Alderbrook Manor", Volume 19, Page 41, Marion County Book of Town Plats, located in the Northeast One-Quarter of Section 10, Township 8 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Commencing at the easterly corner of Lot 14 of said Block 1; thence along the northeasterly extension of the southeasterly line of said Lot 14, North 43°31'14" East 493.63 feet to the southwesterly corner of Lot 21 of said Block 1 and the Point of Beginning; thence along the southwesterly line of said lot 21, North 47°14'05" West 116.60 feet to the southeasterly right-of-way line of Vacation Lane SE (25.00 feet from centerline); thence along said southeasterly right-of-way line on a non-tangent curve to the right (Radial Bearing North 16°04'35" West) with a Radius of 125.00 feet, a Delta of 86°45'53", a Length of 189.29 feet, and a Chord of North 30°32'28" East 171.72 feet to the northwesterly corner of Lot 21 of said Block 1; thence along the northerly line of said Lot 21, North 72°01'44" East 50.35 feet to the westerly right-of-way line of Commercial Street SE (50.00 feet from centerline); thence along said westerly right-of-way line, South 18°06'25" East 214.63 feet to the northeasterly corner of Lot 20 of said Block 1; thence along the northerly line of said Lot 20, South 71°37'55" West 122.50 feet to the Point of Beginning.

The above described tract of land contains 24,324 square feet, more or less.

1/21/2021

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEW: 6/30/22



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Owner: Matthew S. Bailey  
Vesting Deed: Reel 3994, Page 156, Marion County Deed Records

## EXHIBIT C

### Property Line Adjustment 3 of 3 Adjusted Tract 1 Description

A tract of land located in the Northeast One-Quarter of Section 10, Township 8 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Beginning at the easterly corner of Lot 14, Block 1 of the plat "Alderbrook Manor", Volume 19, Page 41, Marion County Book of Town Plats; thence along the northeasterly line of said Lot 14 and the northwesterly extension thereof, North 50°33'12" West 225.39 feet; thence leaving said northwesterly extension, North 35°55'31" East 60.11 feet; thence North 50°33'10" West 78.36 feet; thence North 55°19'42" East 107.62 feet; thence North 32°33'54" West 145.00 feet to the southerly line of the plat "Alder Brook Annex No. 1", Volume 13, Page 39, Marion County Book of Town Plats; thence along said southerly line, North 55°24'00" East 110.50 feet; thence continuing along said southerly line, North 52°05'51" East 183.09 feet to the westerly southwesterly corner of Lot 21 of said plat; thence along the southwesterly line of said Lot 21, South 56°18'39" East 134.60 feet to the northwesterly corner of Lot 22 of said Block 1; thence leaving said southwesterly line, South 16°14'12" East 285.89 feet to the northwesterly line of Lot 18 of said Block 1; thence along said northwesterly line and the southwesterly extension thereof, South 43°31'14" West 106.39 feet to the northerly corner of Lot 17 of said Block 1; thence along the northeasterly line of said Lot 17, South 46°59'59" East 45.24 feet; thence leaving said northeasterly line, South 43°27'35" West 241.15 feet to the southwesterly line of Lot 16 of said Block 1; thence along said southwesterly line, North 45°32'38" West 45.50 feet to the Point of Beginning.

The above described tract of land contains 3.93 acres, more or less.

1/21/2021

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEW: 6/30/22





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Owner: Matthew S. Bailey  
Vesting Deed: Reel 3994, Page 156, Marion County Deed Records

## EXHIBIT D

### Property Line Adjustment 3 of 3 Adjusted Tract 2 Description

A tract of land located in the Northeast One-Quarter of Section 10, Township 8 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Commencing at the easterly corner of Lot 14, Block 1 of the plat "Alderbrook Manor", Volume 19, Page 41, Marion County Book of Town Plats; thence along the northeasterly extension of the southeasterly line of said Lot 14, North  $43^{\circ}31'14''$  East 346.38 feet to the Point of Beginning; thence leaving said northeasterly extension, North  $16^{\circ}14'12''$  West 285.89 feet to the northwesterly corner of Lot 22 of said Block 1; thence along the southwesterly line of said Lot 22 and the southeasterly extension thereof South  $47^{\circ}14'05''$  East 130.40 feet to the southeasterly right-of-way line of Vacation Lane SE (25.00 feet from centerline); thence along said southeasterly right-of-way line on a non-tangent curve to the right (Radial Bearing North  $16^{\circ}04'35''$  West) with a Radius of 125.00 feet, a Delta of  $86^{\circ}45'53''$ , a Length of 189.29 feet, and a Chord of North  $30^{\circ}32'28''$  East 171.72 feet to the northeasterly corner of Lot 21 of said Block 1; thence along the northerly line of said Lot 21, North  $72^{\circ}01'44''$  East 50.35 feet to the westerly right-of-way line of Commercial Street SE (50.00 feet from centerline); thence along said westerly right-of-way line, South  $18^{\circ}06'25''$  East 214.63 feet to the northeasterly corner of Lot 20 of said Block 1; thence along the northerly line of said Lot 20, South  $71^{\circ}37'55''$  West 122.50 feet to the northerly corner of Lot 19 of said Block 1; thence along the northwesterly line of said Lot 19 and the southwesterly extension thereof, South  $43^{\circ}31'14''$  West 147.25 feet to the Point of Beginning.

The above described tract of land contains 42,508 square feet, more or less.

1/21/2021





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Owner: Matthew S. Bailey  
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## EXHIBIT E

### Property Line Adjustment 3 of 3 Transferred Area Description

A tract of land located in the Northeast One-Quarter of Section 10, Township 8 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Commencing at the easterly corner of Lot 14, Block 1 of the plat "Alderbrook Manor", Volume 19, Page 41, Marion County Book of Town Plats; thence along the northeasterly extension of the northeasterly line of said Lot 14', North 43°31'14" East 346.38 feet to the Point of Beginning; thence leaving said northeasterly extension, North 16°14'12" West 285.89 feet to the northwesterly corner of Lot 22 of said Block 1; thence along the southwesterly line of said Lot 22 and the southeasterly extension thereof, South 47°14'05" East 247.00 feet to the northerly corner of Lot 19 of said Block 1; thence along the northwesterly line of said Lot 19 and the southwesterly extension thereof, South 43°31'14" West 147.25 feet, to the Point of Beginning.

The above described tract of land contains 18,184 square feet, more or less.

1/21/2021

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS

RENEWS: 6/30/22