

After recording, return to:

Mark D. Shipman
Saalfeld Griggs PC
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Salem, OR 97308

Send tax statements to:

No Change

REEL 4320 PAGE 89
MARION COUNTY
BILL BURGESS, COUNTY CLERK
04-07-2020 12:23 pm.
Control Number 596278 \$ 151.00
Instrument 2020 00017971

Property Line Adjustment Deed (PLA 1 of 3)

Salem-Keizer School District 24J, an Oregon municipal corporation, hereinafter called Grantor, 2440 Lancaster Drive NE, Salem, OR 97305, 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. Salem-Keizer School District 24J, an Oregon municipal corporation, who acquired title as School District 24J, Marion County, Oregon, an Oregon municipal corporation, hereinafter called Grantee, 2440 Lancaster Drive NE, Salem, OR 97305, 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 effect a property line adjustment between Property A and Property B such that Property A will be reduced in size by approximately 2.59 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 2.59 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 land 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 31st day of March, 2020.

GRANTOR:

Salem- Keizer School District 24J, an Oregon
Municipal Corporation

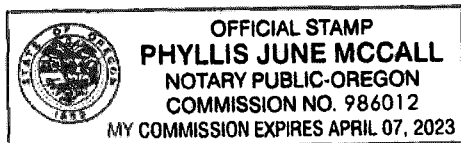
By: Michael R. Hoff
Grantor

Chief Operations Officer

Title

STATE OF OREGON)
) ss.
County of Marion)

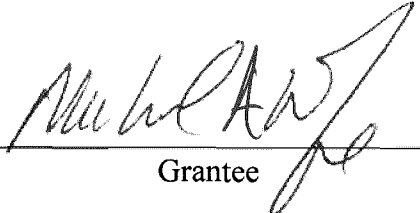
This instrument was acknowledged before me on March 31, 2020, by Michael D. Wolfe, as Chief Operations Officer of Salem-Keizer School District 24J, an Oregon municipal corporation, and that said instrument was signed on behalf of said corporation and acknowledged said instrument to be its voluntary act and deed.



Notary Public—State of Oregon
My commission expires: 4-7-2023

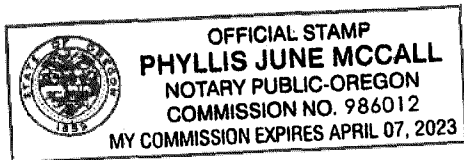
GRANTEE:

Salem-Keizer School District 24J, an Oregon municipal corporation, who acquired title as School District 24J, Marion County, Oregon, an Oregon municipal corporation

By: 
Grantee
Chief Operations Officer
Title

STATE OF OREGON)
County of Marion) ss.

This instrument was acknowledged before me on March 31, 2020, by Michael D. Wolfe, as Chief Operations Officer of Salem-Keizer School District 24J, an Oregon municipal corporation, and that said instrument was signed on behalf of said corporation and acknowledged said instrument to be its voluntary act and deed.





Notary Public—State of Oregon
My commission expires: 4-7-2023

Exhibit List:
Exhibit A- Property A Legal Description
Exhibit B- Property B Legal Description
Exhibit C- Transfer Property
Exhibit D- Resultant Legal Description for Property A
Exhibit E- Resultant Legal Description for Property B

EXHIBIT A

PROPERTY LINE ADJUSTMENT

JOB NO. 1900047

30 MARCH 2020

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LOT 54, PLAT OF HOLLYWOOD, MARION COUNTY PLAT RECORDS, LOCATED IN THE JOHN SAVAGE D.L.C. NUMBER 41, SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF LANCASTER DRIVE NE AND THE NORTHERLY LINE OF SAID LOT 54, SAID POINT BEARS NORTH 00°30'37" EAST 1840.07 FEET AND NORTH 89°57'56" EAST 40.00 FEET FROM THE SOUTHWEST CORNER OF SAID D.L.C. NUMBER 41; THENCE ALONG SAID NORTHERLY LINE NORTH 89°57'56" EAST 842.06 FEET TO THE EASTERLY LINE OF SAID LOT 54; THENCE ALONG SAID EASTERLY LINE SOUTH 00°29'52" WEST 246.91 FEET TO THE SOUTHERLY LINE OF SAID LOT 54; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89°57'23" WEST 457.43 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WOLVERINE STREET (60 FEET WIDE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00°30'37" EAST 35.95 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WOLVERINE STREET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 89°57'56" WEST 370.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 30°24'32" WEST; THENCE ALONG THE ARC OF A 29.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 60°06'05" (THE LONG CHORD OF WHICH BEARS NORTH 29°32'26" WEST 29.04 FEET) AN ARC DISTANCE OF 30.42 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF LANCASTER DRIVE NE AND A POINT OF TANGENCY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00°30'37" EAST 185.75 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 194,017 SQUARE FEET OR 4.454 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS IS REFERENCED TO NAD83(2011), EPOCH 2010.00, OREGON COORDINATE REFERENCE SYSTEM (OCRS), SALEM ZONE, INTERNATIONAL FEET.

THE TRACT OF LAND IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE A PART THEREOF.



RENEWES: 6/30/2020

STONE CREEK SUBDIVISION

48'

EASTERLY LINE
REEL 3317, PAGE 69
9/15/2011

LOT 53

LOT 30

N 89°57'56" E
40.00'

N 89°57'56" E 842.06'

POINT OF
BEGINNING

LOT 54

LOT 29

EXHIBIT A
AREA
194,017 SQ. FT.
4.454 ACRES

N 00°30'37" E
185.75'

S 30°24'32" W
RADIAL

S 89°57'56" W 370.14'

N 00°30'37" E
35.95'

S 00°29'52" W 246.91'

WOLVERINE STREET

60'

S 89°57'23" W 457.43'

LOT 55

LOT 28

REEL 75, PAGE 1919
3/30/1977

HOLLYWOOD

LANCASTER DRIVE NE

N 00°30'37" E 1840.07'

40'

⊙ S.W. CORNER
JOHN SAVAGE
D.L.C. NO. 41

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	30.42'	29.00'	60°06'05"	29.04'	N 29°32'26" W



SCALE: 1" = 150'

kpff

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Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
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EXHIBIT MAP

PROPERTY LINE ADJUSTMENT

JOHN SAVAGE D.L.C. 41 / SW 1/4 SEC 18 / T7S / R2W / W.M.
CITY OF SALEM / MARION COUNTY / OREGON

DATE:	MARCH 30, 2020
DRAWN BY:	JTD
CHECKED BY:	TTT
PROJECT NO.	1900047
SHEET:	2 OF 10

EXHIBIT B

PROPERTY LINE ADJUSTMENT

JOB NO. 1900047

30 MARCH 2020

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LOT 53, PLAT OF HOLLYWOOD, MARION COUNTY PLAT RECORDS, LOCATED IN THE JOHN SAVAGE D.L.C. NUMBER 41, SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF LANCASTER DRIVE NE, BEING THE EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED TO THE CITY OF SALEM, AN OREGON MUNICIPAL CORPORATION, ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF OREGON, RECORDED SEPTEMBER 15, 2011 ON REEL 3317, PAGE 69, AND THE NORTHERLY LOT LINE OF LOT 54, OF SAID PLAT OF HOLLYWOOD, SAID POINT BEARS NORTH $00^{\circ}30'37''$ EAST 1840.07 FEET AND NORTH $89^{\circ}57'56''$ EAST 48.00 FEET FROM THE SOUTHWEST CORNER OF SAID D.L.C. NUMBER 41; THENCE ALONG SAID NORTHERLY LINE NORTH $89^{\circ}57'56''$ EAST 834.06 FEET TO THE EASTERLY LINE OF SAID LOT 53; THENCE ALONG SAID EASTERLY LINE NORTH $00^{\circ}29'52''$ EAST 155.12 FEET TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF STONE CREEK SUBDIVISION, MARION COUNTY PLAT RECORDS; THENCE ALONG SAID EASTERLY EXTENSION AND SAID SOUTHERLY LINE, AND ITS WESTERLY EXTENSION SOUTH $89^{\circ}57'56''$ WEST 834.03 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE SOUTH $00^{\circ}30'37''$ WEST 155.12 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 129,374 SQUARE FEET OR 2.970 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS IS REFERENCED TO NAD83(2011), EPOCH 2010.00, OREGON COORDINATE REFERENCE SYSTEM (O CRS), SALEM ZONE, INTERNATIONAL FEET.

THE TRACT OF LAND IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE A PART THEREOF.



RENEWS: 6/30/2020

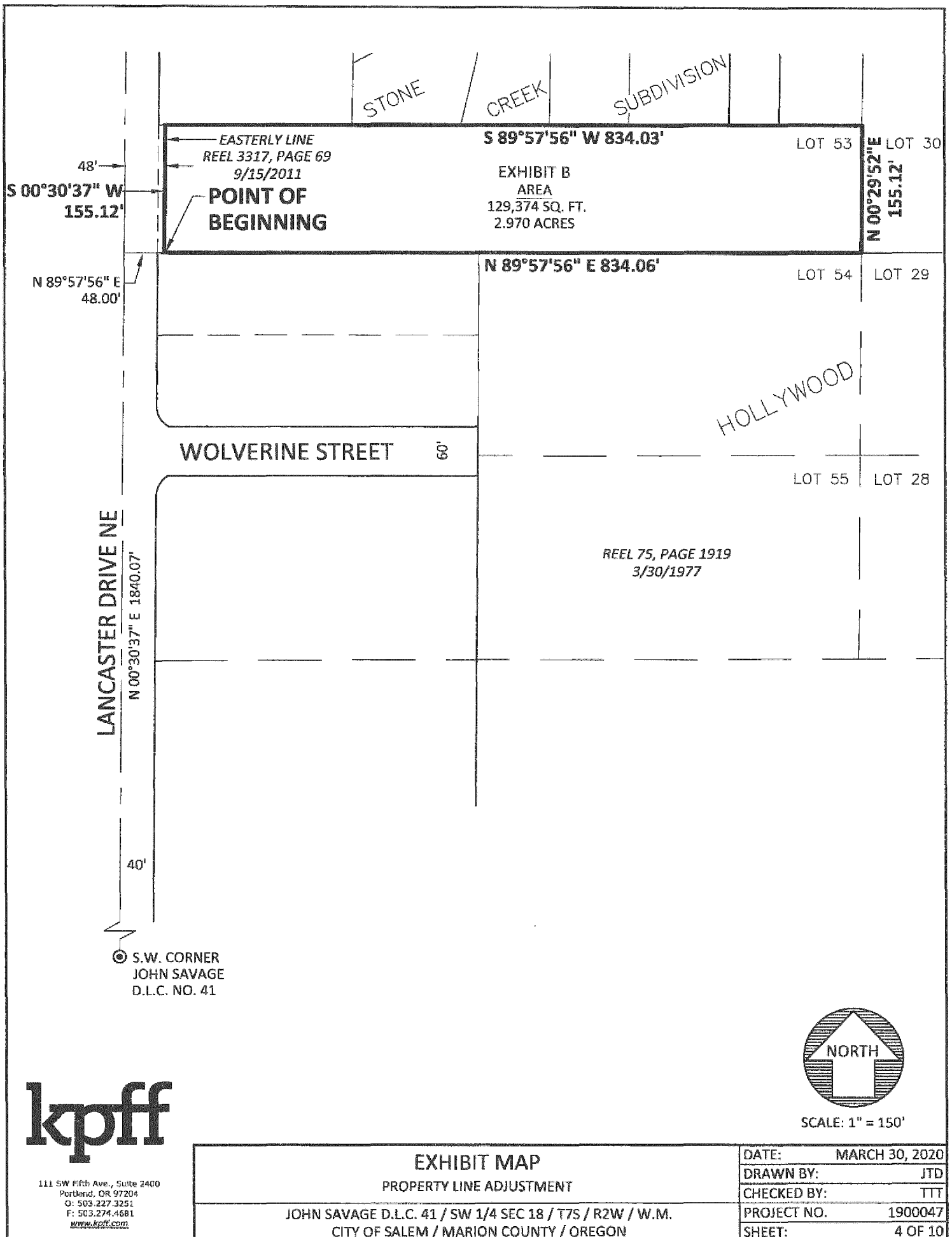


EXHIBIT C
PROPERTY LINE ADJUSTMENT
JOB NO. 1900047
30 MARCH 2020

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LOT 54, PLAT OF HOLLYWOOD, MARION COUNTY PLAT RECORDS, LOCATED IN THE JOHN SAVAGE D.L.C. NUMBER 41, SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF LANCASTER DRIVE NE AND THE NORTHERLY LINE OF SAID LOT 54, SAID POINT BEARS NORTH $00^{\circ}30'37''$ EAST 1840.07 FEET AND NORTH $89^{\circ}57'56''$ EAST 40.00 FEET FROM THE SOUTHWEST CORNER OF SAID D.L.C. NUMBER 41; THENCE ALONG SAID NORTHERLY LINE NORTH $89^{\circ}57'56''$ EAST 384.69 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH $00^{\circ}30'37''$ WEST 211.03 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY CORNER OF WOLVERINE STREET (60 FEET WIDE); THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WOLVERINE STREET SOUTH $89^{\circ}57'56''$ WEST 370.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH $30^{\circ}24'32''$ WEST; THENCE ALONG THE ARC OF A 29.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF $60^{\circ}06'05''$ (THE LONG CHORD OF WHICH BEARS NORTH $29^{\circ}32'26''$ WEST 29.04 FEET) AN ARC DISTANCE OF 30.42 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF LANCASTER DRIVE NE AND A POINT OF TANGENCY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH $00^{\circ}30'37''$ EAST 185.75 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 81,071 SQUARE FEET OR 1.861 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS IS REFERENCED TO NAD83(2011), EPOCH 2010.00, OREGON COORDINATE REFERENCE SYSTEM (OCRS), SALEM ZONE, INTERNATIONAL FEET.

THE TRACT OF LAND IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE A PART THEREOF.



RENEWES: 6/30/2020

STONE CREEK SUBDIVISION

48'

EASTERLY LINE
REEL 3317, PAGE 69
9/15/2011

LOT 53

LOT 30

N 89°57'56" E
40.00'

N 89°57'56" E 384.69'

POINT OF
BEGINNING

EXHIBIT C
AREA
81,071 SQ. FT.
1.861 ACRES

N 00°30'37" E
185.75'

S 30°24'32" W
RADIAL

S 00°30'37" W
211.03'

LOT 54

LOT 29

S 89°57'56" W 370.14'

WOLVERINE STREET

60'

HOLLYWOOD

LOT 55

LOT 28

REEL 75, PAGE 1919
3/30/1977

LANCASTER DRIVE NE

N 00°30'37" E 1840.07'

40'

⊙ S.W. CORNER
JOHN SAVAGE
D.L.C. NO. 41

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	30.42'	29.00'	60°06'05"	29.04'	N 29°32'26" W



SCALE: 1" = 150'

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F: 503.274.4681
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EXHIBIT MAP

PROPERTY LINE ADJUSTMENT

JOHN SAVAGE D.L.C. 41 / SW 1/4 SEC 18 / T7S / R2W / W.M.
CITY OF SALEM / MARION COUNTY / OREGON

DATE:	MARCH 30, 2020
DRAWN BY:	JTD
CHECKED BY:	TTT
PROJECT NO.	1900047
SHEET:	6 OF 10

EXHIBIT D

PROPERTY LINE ADJUSTMENT

JOB NO. 1900047

30 MARCH 2020

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LOTS 53 AND 54, PLAT OF HOLLYWOOD, MARION COUNTY PLAT RECORDS, LOCATED IN THE JOHN SAVAGE D.L.C. NUMBER 41, SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

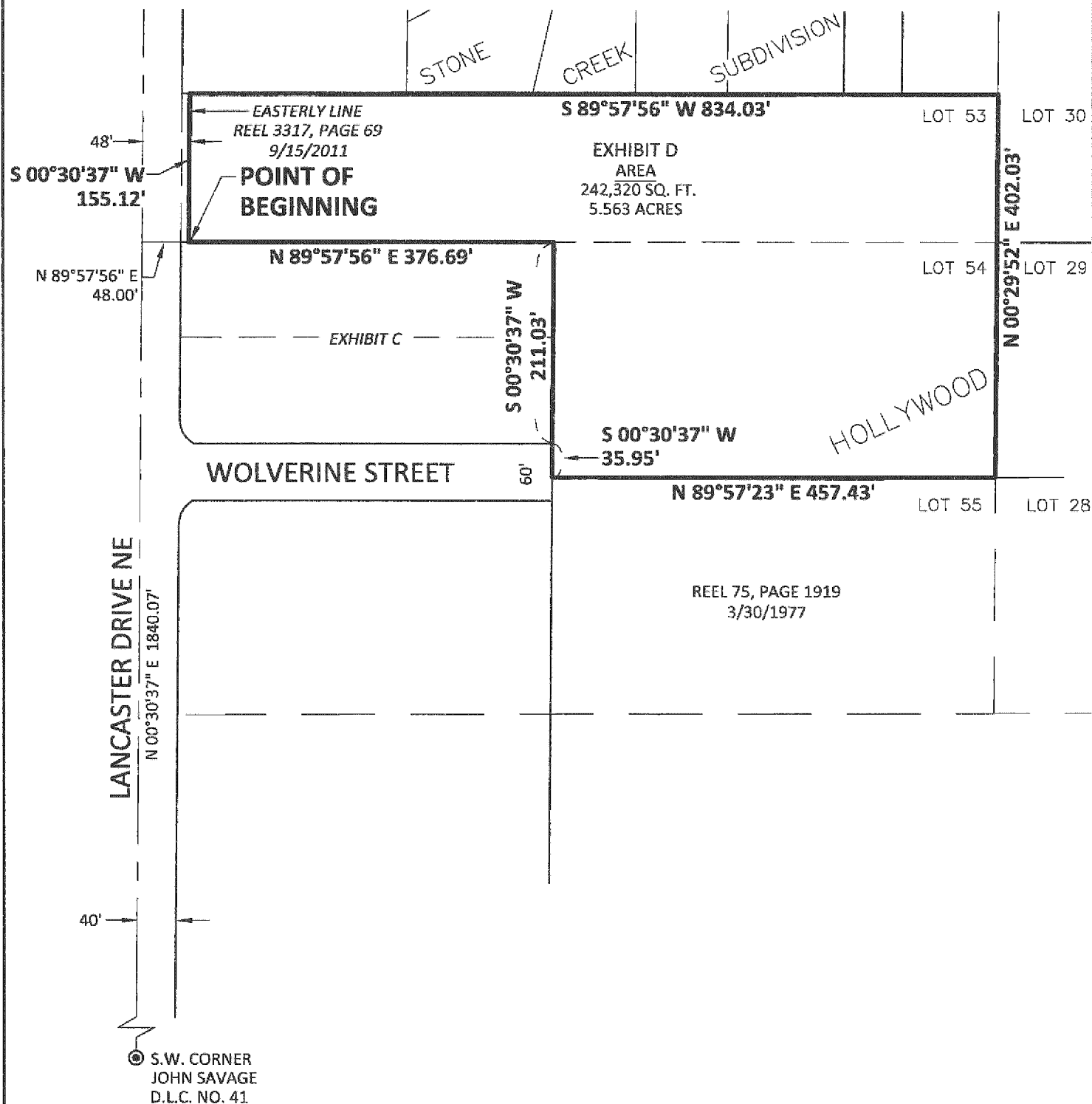
BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF LANCASTER DRIVE NE BEING THE EASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED TO THE CITY OF SALEM, AN OREGON MUNICIPAL CORPORATION, ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF OREGON, RECORDED SEPTEMBER 15, 2011 ON REEL 3317, PAGE 69 AND THE NORTHERLY LOT LINE OF LOT 54, OF SAID PLAT OF HOLLYWOOD, SAID POINT BEARS NORTH $00^{\circ}30'37''$ EAST 1840.07 FEET AND NORTH $89^{\circ}57'56''$ EAST 48.00 FEET FROM THE SOUTHWEST CORNER OF SAID D.L.C. NUMBER 41; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 54 NORTH $89^{\circ}57'56''$ EAST 376.69 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH $00^{\circ}30'37''$ WEST 211.03 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY CORNER OF WOLVERINE STREET (60 FEET WIDE); THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID WOLVERINE STREET SOUTH $00^{\circ}30'37''$ WEST 35.95 FEET TO THE SOUTHERLY LINE OF SAID LOT 54; THENCE ALONG SAID SOUTHERLY LINE NORTH $89^{\circ}57'23''$ EAST 457.43 FEET TO THE EASTERLY LINE OF SAID LOT 54; THENCE ALONG SAID EASTERLY LINE AND THE EASTERLY LINE OF SAID LOT 53 NORTH $00^{\circ}29'52''$ EAST 402.03 FEET TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF STONE CREEK SUBDIVISION, MARION COUNTY PLAT RECORDS; THENCE ALONG SAID EASTERLY EXTENSION AND SAID SOUTHERLY LINE, AND ITS WESTERLY EXTENSION SOUTH $89^{\circ}57'56''$ WEST 834.03 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE SOUTH $00^{\circ}30'37''$ WEST 155.12 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 242,320 SQUARE FEET OR 5.563 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS IS REFERENCED TO NAD83(2011), EPOCH 2010.00, OREGON COORDINATE REFERENCE SYSTEM (O CRS), SALEM ZONE, INTERNATIONAL FEET.

THE TRACT OF LAND IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE A PART THEREOF.





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SCALE: 1" = 150'

EXHIBIT MAP		DATE:	MARCH 30, 2020
PROPERTY LINE ADJUSTMENT		DRAWN BY:	JTD
JOHN SAVAGE D.L.C. 41 / SW 1/4 SEC 18 / T7S / R2W / W.M.		CHECKED BY:	TTT
CITY OF SALEM / MARION COUNTY / OREGON		PROJECT NO.	1900047
		SHEET:	8 OF 10

EXHIBIT E

PROPERTY LINE ADJUSTMENT

JOB NO. 1900047

30 MARCH 2020

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LOT 54, PLAT OF HOLLYWOOD, MARION COUNTY PLAT RECORDS, LOCATED IN THE JOHN SAVAGE D.L.C. NUMBER 41, SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT 54, SAID POINT BEARS NORTH 00°30'37" EAST 1840.07 FEET AND NORTH 89°57'56" EAST 424.69 FEET FROM THE SOUTHWEST CORNER OF SAID D.L.C. NUMBER 41; THENCE LEAVING SAID NORTHERLY LINE SOUTH 00°30'37" WEST 211.03 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY CORNER OF WOLVERINE STREET (60 FEET WIDE); THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID WOLVERINE STREET SOUTH 00°30'37" WEST 35.95 FEET TO THE SOUTHERLY LINE OF SAID LOT 54; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°57'23" EAST 457.43 FEET TO THE EASTERLY LINE OF SAID LOT 54; THENCE ALONG SAID EASTERLY LINE NORTH 00°29'52" EAST 246.91 FEET TO THE NORTHERLY LINE OF SAID LOT 54; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°57'56" WEST 457.37 FEET TO THE **POINT OF BEGINNING**.

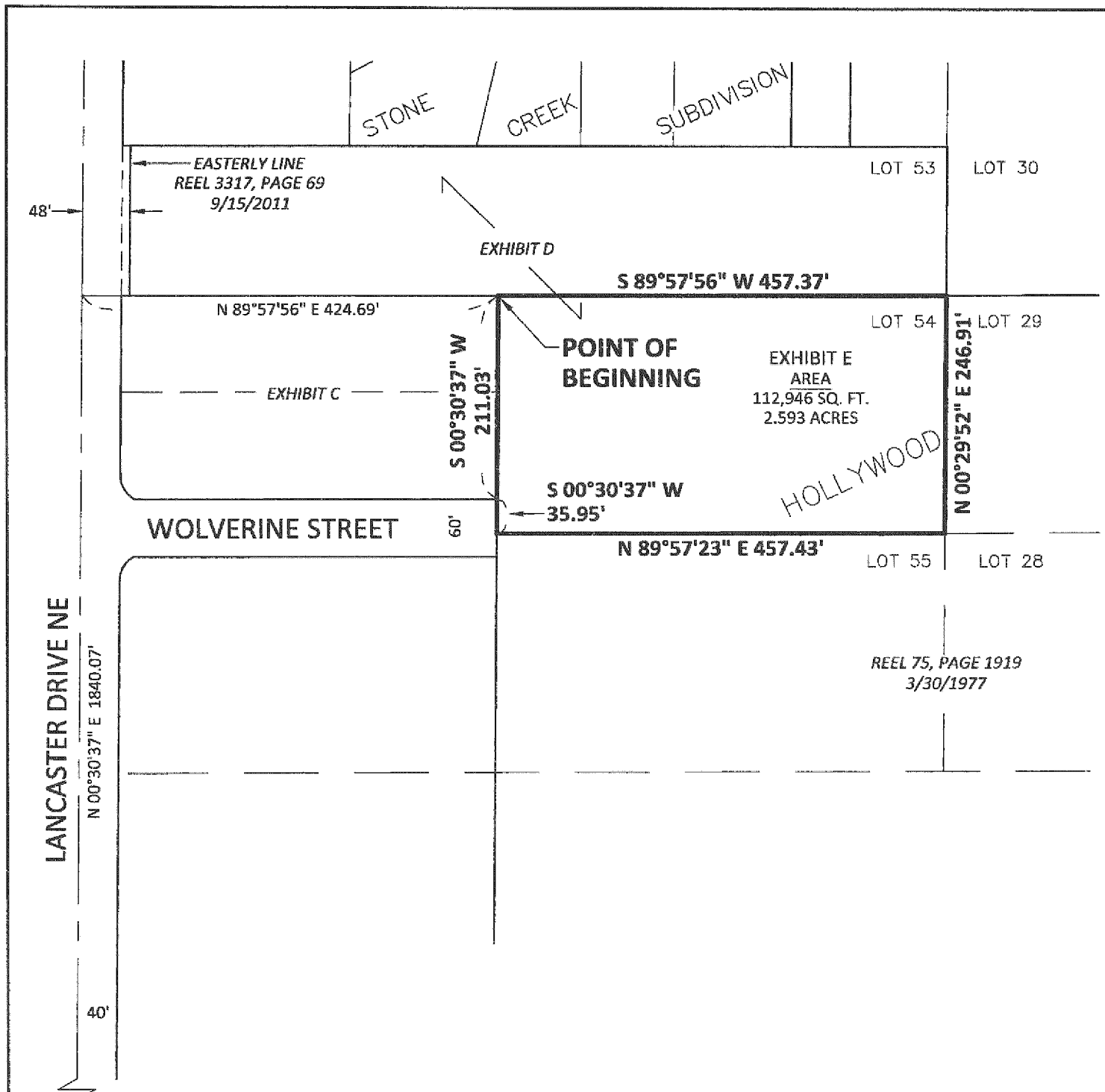
CONTAINING 112,946 SQUARE FEET OR 2.593 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS IS REFERENCED TO NAD83(2011), EPOCH 2010.00, OREGON COORDINATE REFERENCE SYSTEM (O CRS), SALEM ZONE, INTERNATIONAL FEET.

THE TRACT OF LAND IS SHOWN ON THE ATTACHED EXHIBIT MAP AND BY THIS REFERENCE MADE A PART THEREOF.



RENEWS: 6/30/2020



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F: 503.274.4681
www.kpff.com



SCALE: 1" = 150'

EXHIBIT MAP PROPERTY LINE ADJUSTMENT	DATE: MARCH 30, 2020
	DRAWN BY: JTD
JOHN SAVAGE D.L.C. 41 / SW 1/4 SEC 18 / T7S / R2W / W.M. CITY OF SALEM / MARION COUNTY / OREGON	CHECKED BY: TTT
	PROJECT NO. 1900047
	SHEET: 10 OF 10

REEL: 4320

PAGE: 89

April 07, 2020, 12:23 pm.

CONTROL #: 596278

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: \$ 151.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.

REEL
1889PAGE
24

PORTLAND, OR 97204



Weston Holding Co., LLC

STATE OF OREGON,
County of _____ } ss.Grantor's Name and Address
Salem-Keizer School District 24 J

I certify that the within instrument was received for recording on _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of this County.

Grantee's Name and Address

SPACE RESERVED
FOR
RECORDER'S USE

Witness my hand and seal of County affixed.

After recording, return to (Name, Address, Zip):

Salem-Keizer School District

PO Box 12024

Salem, OR 97309

Until requested otherwise, send all tax statements to (Name, Address, Zip):

same as above

NAME

TITLE

By _____, Deputy.

WARRANTY DEED - STATUTORY FORM

(INDIVIDUAL GRANTOR)
WESTON HOLDING CO., LLC, an Oregon Limited Liability Company_____, Grantor,
conveys and warrants to SALEM-KEIZER SCHOOL DISTRICT 24 J_____, Grantee,
the following described real property free of encumbrances, except as specifically set forth herein, situated in Marion County, Oregon, to-wit:

See attached exhibit

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free from encumbrances, except (if none, so state): Regulations, including levies, liens, assessments, rights of way and easements of the East Salem Sewer and Water District; Easement recorded 2-14-83 in Reel 303, Page 118 in favor of adjoining property owners for ingress and egress over Parcel 3.

The true consideration for this conveyance is \$ 2,800,000.00 (Here, comply with the requirements of ORS 93.030.)

DATED JANUARY 14, 2002

WESTON HOLDING CO., LLC

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

by: *Joseph E. Weston*

STATE OF OREGON, County of Multnomah) ss.
This instrument was acknowledged before me on January 14th, 2002
by Joseph E. Weston
Member of Weston Holding Co., LLC.



OFFICIAL SEAL
JOYCE A WADDELL
NOTARY PUBLIC-OREGON
COMMISSION NO. 344607

MY COMMISSION EXPIRES APR 18, 2005

Joyce A. Waddell
Notary Public for Oregon
My commission expires 4/19/2005

JAN 14 2002

Parcel 1:

BEGINNING AT AN IRON PIPE ON THE EAST RIGHT OF WAY LINE OF LANCASTER DRIVE, WHICH POINT BEARS NORTH $0^{\circ}27'54''$ EAST, 1,739.88 FEET AND NORTH $89^{\circ}54'39''$ EAST, 40.00 FEET FROM THE SOUTHWEST CORNER OF THE JOHN SAVAGE DONATION LAND CLAIM NO. 41, IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN MARION COUNTY, OREGON; THENCE NORTH $89^{\circ}54'39''$ EAST, A DISTANCE OF 384.69 FEET TO AN IRON PIPE; THENCE SOUTH $00^{\circ}27'54''$ WEST PARALLEL WITH THE EAST LINE OF SAID LANCASTER DRIVE, A DISTANCE OF 110.94 FEET TO A POINT ON THE NORTH LINE OF WOLVERINE STREET; THENCE SOUTH $89^{\circ}54'39''$ WEST ALONG SAID NORTH LINE, A DISTANCE OF 370.14 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 29.00 FOOT RADIUS CURVE TO THE RIGHT (THE CHORD OF WHICH BEARS NORTH $29^{\circ}35'13''$ WEST, 29.05 FEET) A DISTANCE OF 30.42 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID LANCASTER DRIVE; THENCE NORTH $0^{\circ}27'54''$ EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 85.66 FEET TO THE POINT OF BEGINNING.

Parcel 2:

BEGINNING AT AN IRON PIPE ON THE EAST RIGHT OF WAY LINE OF LANCASTER DRIVE, WHICH POINT BEARS NORTH $0^{\circ}27'54''$ EAST, 1,739.88 FEET AND NORTH $89^{\circ}54'39''$ EAST, 40.00 FEET FROM THE SOUTHWEST CORNER OF THE JOHN SAVAGE DONATION LAND CLAIM NO. 41, IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN MARION COUNTY, OREGON; THENCE NORTH $89^{\circ}54'39''$ EAST, A DISTANCE OF 384.69 FEET TO AN IRON PIPE; THENCE NORTH $00^{\circ}27'54''$ EAST PARALLEL WITH THE EAST LINE OF SAID LANCASTER DRIVE, A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTH LINE OF LOT 54, HOLLYWOOD ADDITION AS SAID SUBDIVISION IS PLATTED AND RECORDED IN MARION COUNTY BOOK OF TOWN PLATS; THENCE SOUTH $89^{\circ}54'39''$ WEST ALONG THE NORTH LINE OF SAID LOT 54, A DISTANCE OF 3814.69 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF LANCASTER DRIVE; THENCE SOUTH $00^{\circ}27'54''$ WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

Parcel 3:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 53, HOLLYWOOD ADDITION, MARION COUNTY, OREGON; AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID LOT, 882.42 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH ALONG THE WEST LINE, 155 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE, 822.42 FEET; THENCE SOUTHERLY ALONG THE EAST LINE, 155 FEET TO THE PLACE OF BEGINNING.

SAVE AND EXCEPT: THAT PORTION LYING WITHIN LANCASTER DRIVE.

REEL:1889

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January 14, 2002, 03:42 PM.

CONTROL #: 49671

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: \$ 31.00

ALAN H DAVIDSON
COUNTY CLERK

THIS IS NOT AN INVOICE.

JAN 14 2002