

After recording, return to:

Mark D. Shipman
Saalfeld Griggs PC
PO Box 470
Salem, OR 97308

Send tax statements to:

No Change

Property Line Adjustment Deed

MARION COUNTY SCHOOL DISTRICT 24J, AKA SALEM-KEIZER SCHOOL DISTRICT 24J, AN OREGON MUNICIPAL CORPORATION, hereinafter called Grantor, 2450 LANCASTER DRIVE NE, SALEM, OR 97301, is the owner of real property located in 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-KEIZER SCHOOL DISTRICT 24J, AN OREGON MUNICIPAL CORPORATION, hereinafter called Grantee, 2450 LANCASTER DRIVE NE, SALEM, OR 97301, is the owner of real property located in 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 2.07 Acres and will hereafter be eliminated, and Property B will be increased in size by approximately 2.07 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 property described on Exhibit C and further depicted on Exhibit D, 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 consolidation, and the two parcels are to be consolidated into one.

GRANTOR:
Marion County School District 24J aka
Salem-Keizer School District 24J, an Oregon
municipal corporation

Marion County School District 24J aka
Salem-Keizer School District 24J, an Oregon
municipal corporation

Title: Director of Maintenance & Construction Services

This instrument was acknowledged before me on _____, 2022,
by Joel T. Smallwood, as Director of Maintenance & Construction Services, of Salem-Keizer
School District 24J, an Oregon municipal corporation.

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EXHIBIT A

Property A Legal Description

Beginning at an iron pipe marking the Northeast corner of a tract of land conveyed to Mathias J. Lentsch, et ux, by deed recorded in Volume 442, Page 233, Deed Records, which point bears North 00°03' 45" West 99.99 feet and North 89°02' 46" West 941.68 feet and North 34°41'10" East 229.73 feet from a county monument marking the Northeast corner of the Samuel Walker Donation Land Claim No. 39 in Section 12, Township 7 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence North 80°31'39" West along the Northerly line of said Lentsch tract, a distance of 362.96 feet to a point on the Easterly right-of-way line of Portland Road N.E.; thence North 34°49' 40" East along said right-of-way line, a distance of 113.44 feet to a point opposite Engineers Station P.S. 62+70.07 Northbound; thence Northeasterly along said right-of-way line on the arc of a spiral curve to the left (the chord of which bears North 34°16' 04" East 237.48 feet) a distance of 237.49 feet; thence South 81°54' 39" East 209.32 feet; thence South 08°29' 36" West 323.20 feet to the point of beginning.

EXHIBIT B

Property B Legal Description

Beginning at an iron rod marking the Northwest corner of Lot 16, Block 2, DEER HAVEN ESTATES, as said subdivision is platted and recorded in Volume 34, Page 36, Book of Town Plats, which point bears North $00^{\circ}03'45''$ West, 110.98 feet and North $89^{\circ}06'42''$ West, 807.38 feet from a county monument marking the Northeast corner of the Samuel Walker Donation Land Claim No. 39, in Section 12, Township 7 south, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence South $01^{\circ}02'44''$ West along the West line of said Lot 16, a distance of 10.07 feet to a point on the North line of that tract of land described in instrument recorded in Reel 223, Page 1312, Deed Records; thence North $89^{\circ}02'46''$ West along said North line, a distance of 134.09 feet to an iron pipe marking the most westerly Southwest corner of Parcel 1, as described in Reel 202, Page 916, Deed Records; thence North $34^{\circ}41'10''$ East along the westerly line of said Parcel 1 and the northeasterly extension thereof, a distance of 229.73 feet to an iron pipe marking the Northeast corner of a tract of land conveyed to Mathias J. Lentsch, et ux, by deed recorded in Volume 442, Page 233, Deed Records; thence North $8^{\circ}29'36''$ East, 323.20 feet; thence North $81^{\circ}54'39''$ West, 209.32 feet to a point on the easterly right-of-way line of Portland Road; thence Northeasterly along said right-of-way line on the arc of spiral curve to the left (the chord of which bears North $33^{\circ}03'49''$ East 11.03 feet) a distance of 11.03 feet to a point on the northerly line of that tract of land conveyed to Eva C. Johnson by deed recorded in Volume 283, Page 583, Deed Records; thence South $81^{\circ}54'39''$ East along the Northerly line of said Johnson tract, a distance of 536.15 feet to an iron rod marking the Northeast corner thereof; thence South $82^{\circ}10'45''$ East along the northerly line of that tract of land described in Volume 283, Page 583, Deed Records, a distance of 187.36 feet to a point on the westerly line of Lot 9, Block 1, of said DEER HAVEN ESTATES; thence along the westerly boundary of said subdivision as follows: South $00^{\circ}09'17''$ West, 60.25 feet; thence South $54^{\circ}08'47''$ West, 40.25 feet; thence South $26^{\circ}41'19''$ West, 33.55 feet; thence South $09^{\circ}05'25''$ West, 50.64 feet; thence South $03^{\circ}29'09''$ West, 242.70 feet to the Southwest corner of Lot 13 of said Block 1; thence South $89^{\circ}06'42''$ East, 6.97 feet to the most northerly corner of Lot 16, of said Block 1; thence South $00^{\circ}53'18''$ West, 40.00 feet to the Northeast corner of Lot 17, of said Block 1; thence North $89^{\circ}06'42''$ West along the North line of said Lot 17 and the westerly extension thereof, a distance of 495.22 feet to the point of beginning.



AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 F: (503) 563-6152

AKS Job #6656-32

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

EXHIBIT C

Resultant Property C Legal Description

A tract of land located in the Northeast One-Quarter of Section 12, Township 7 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, more particularly described as follows:

Beginning at the northwest corner of Lot 16, Block 4 of the plat "Deer-Haven Estates" per Volume 34, Page 36, Marion County Book of Town Plats; thence along the west line of said Lot 16, South $02^{\circ}34'01''$ West 10.07 feet to the north line of the tract of land per Reel 223, Page 1312, Marion County Deed Records (MCDR); thence along said north line, North $87^{\circ}37'04''$ West 134.09 feet to the most westerly southwest corner of the tract of land per Reel 1691, Page 558, MCDR; thence along the west line of last said tract of land, North $36^{\circ}16'41''$ East 229.73 feet to the northeast corner of the tract of land per Reel 3871, Page 217, MCDR; thence along the northerly line of the last said tract of land, North $79^{\circ}04'59''$ West 292.56 feet to the easterly right-of-way line of Portland Road NE; thence along said easterly right-of-way line, North $53^{\circ}42'22''$ West 63.60 feet to a point 56.00 feet from Engineer's Centerline Station as described in Marion County Survey Record 39031; thence along said easterly right-of-way line, North $36^{\circ}17'38''$ East 83.22 feet to a point opposite ODOT Northbound Centerline Station 62.70.07 and a point of spiral; thence along a spiral curve to the left, the chord of which bears, North $35^{\circ}35'25''$ East 248.47 feet to the north line of the tract of land per Reel 1691, Page 558, MCDR; thence along last said north line, South $80^{\circ}27'26''$ East 536.15 feet; thence continuing along last said north line, South $80^{\circ}39'49''$ East 187.36 feet to the west line of Lot 9, Block 1 of said plat; thence along the west and north lines of said plat the following eight courses, South $01^{\circ}31'17''$ West 60.25 feet; thence South $55^{\circ}28'33''$ West 40.25 feet; thence South $28^{\circ}05'11''$ West 33.54 feet; thence South $10^{\circ}36'42''$ West 50.64 feet; thence South $05^{\circ}00'26''$ West 242.70 feet; thence South $87^{\circ}35'25''$ East 6.97 feet; thence South $02^{\circ}24'35''$ West 40.00 feet; thence North $87^{\circ}35'25''$ West 495.11 feet to the Point of Beginning.

The above-described tract of land contains 7.94 acres, more or less.

Bearings are based on State Plane Oregon North.

10/21/2021

REGISTERED
PROFESSIONAL
LAND SURVEYOR

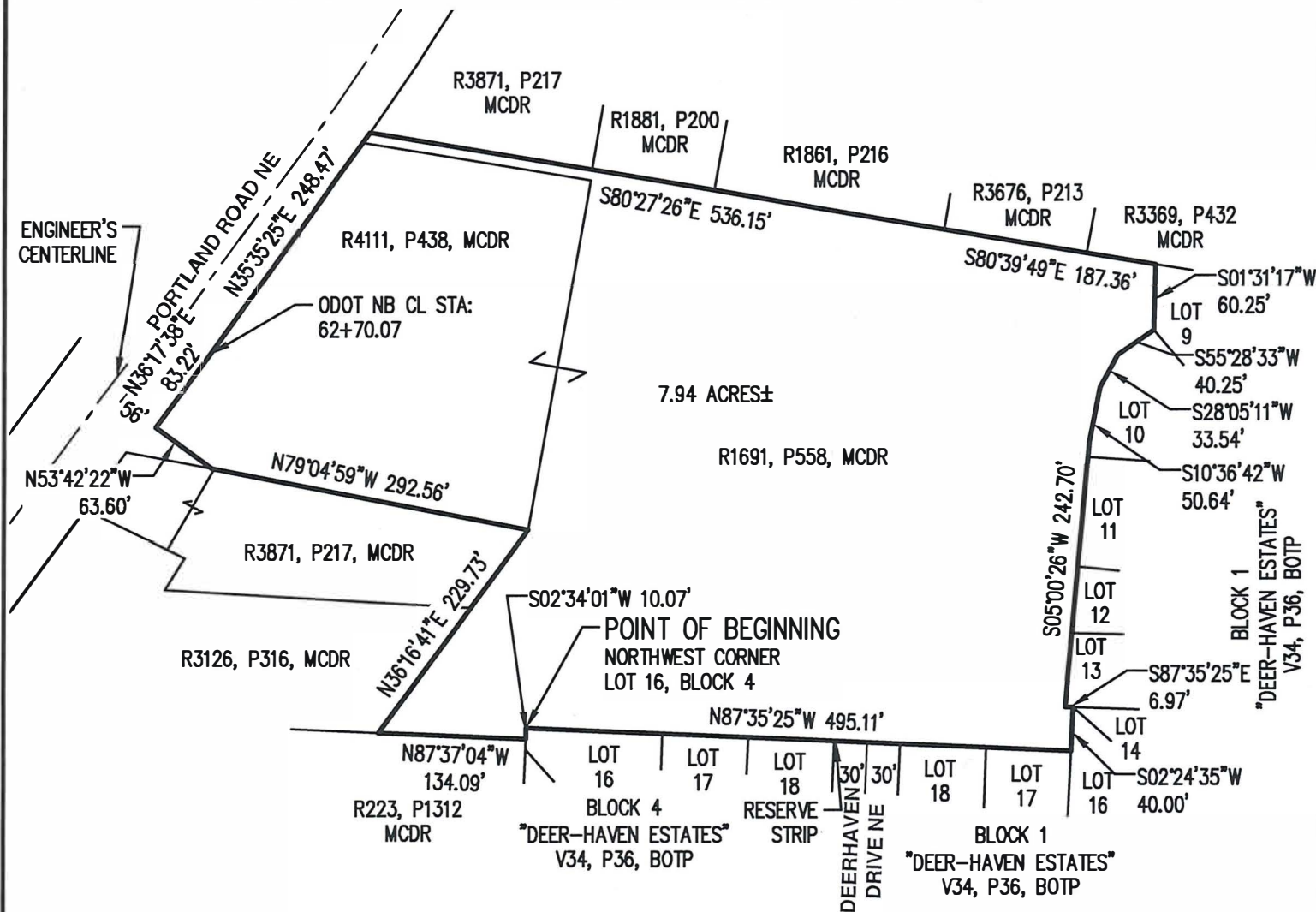
Abraham Kahnahooian

OREGON
MARCH 9, 2021
ABRAHAM KAHNAMOONIAN
95376PLS

RENEW: 6/30/23

EXHIBIT D

A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON



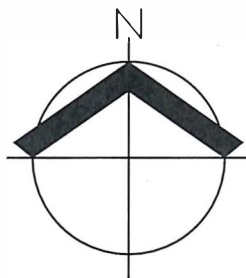
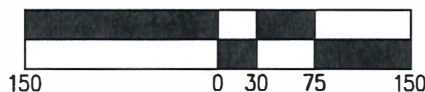
LEGEND

BOTP MARION COUNTY BOOK OF TOWN PLATS
MCDR MARION COUNTY DEED RECORDS
NB CL STA NORTHBOUND CENTERLINE STATION
P PAGE
R REEL
V VOLUME

PREPARED FOR

SALEM-KEIZER SCHOOL DISTRICT
2450 LANCASTER DR NE
SALEM, OR 97305

SCALE: 1"=150 FEET



10/21/2021

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Abraham Kahnmoorian
OREGON
MARCH 9, 2021
ABRAHAM KAHNMOORIAN
95376PLS
RENEWS: 6/30/23

MAP OF DESCRIPTION

AKS ENGINEERING & FORESTRY, LLC
3700 RIVER RD N, STE 1
KEIZER, OR 97303
503.400.6028 WWW.AKS-ENG.COM



EXHIBIT
D

DRWN: JS
CHKD: AK
AKS JOB:
6656-32