

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

SALEM-KEIZER SCHOOL DISTRICT 24J, ALSO KNOWN AS SALEM HEIGHTS ELEMENTARY SCHOOL, WHICH ACQUIRED TITLE AS SCHOOL DISTRICT NO. 128 AND ACQUIRED TITLE AS SCHOOL DISTRICT 24, C.J., AND ALSO ACQUIRED TITLE AS SCHOOL DISTRICT 24J, collectively 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, ALSO KNOWN AS SALEM HEIGHTS ELEMENTARY SCHOOL, WHICH ACQUIRED TITLE AS SCHOOL DISTRICT NO. 128 AND ACQUIRED TITLE AS SCHOOL DISTRICT 24, C.J., AND ALSO ACQUIRED TITLE AS SCHOOL DISTRICT 24J, 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 3.95 Acres and will hereafter be eliminated, and Property B will be increased in size by approximately 3.95 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.

This property line adjustment deed is executed this _____ day of _____, 2022.

GRANTOR:

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

By: _____
Joel T. Smallwood

Title: Director of Maintenance & Construction Services

STATE OF OREGON)
) ss.
County of _____)

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.

Notary Public—State of Oregon
My commission expires: _____



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

AKS Job #6656-34

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

EXHIBIT A

Property Line Adjustment 3

Tract Description

(Property D)

A portion of Lot 27, of the plat "Ewald Fruit Farms", Volume 3, Page 84, Marion County Book of Town Plats, located in the Northeast One-Quarter of Section 4 and the Northwest One-Quarter of Section 3, Township 8 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Commencing at the southeast corner of said Lot 27, of the plat "Ewald Fruit Farms", Volume 3, Page 84, Marion County Book of Town Plats, also being at the centerline intersection of Madrona Avenue SE and Liberty Road S; thence along said Madrona Avenue SE centerline, North 88°18'02" West 396.69 feet, to the west line of said Lot 27; thence along said west line, North 01°35'20" East 382.63 feet to the Point of Beginning; thence continuing along said west line North 01°35'20" East 279.21 feet to the north line of said Lot; thence South 88°12'29" East 685.61 feet to the east line of said Lot and the westerly right-of-way line of Liberty Road S (30.00 feet from centerline); thence South 27°36'40" West 701.22 feet to the north line of Volume 226, Page 97, Marion County Records; thence along said north line and the westerly extension thereof, North 88°17'12" West 583.25 feet to the Point of Beginning.

The above described tract of land contains 3.95 acres, more or less.

Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distance shown are International Foot ground values.

DRAFT COPY

03/04/2022

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Abraham Kahnmoorian

OREGON
MARCH 9, 2021
ABRAHAM KAHNMOORIAN
95376PLS

RENEWS: 6/30/23



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EXHIBIT B

Property Line Adjustment 3 Adjusted Tract Description (Property ABC)

A portion of Lot 27, of the plat "Ewald Fruit Farms", Volume 3, Page 84, Marion County Book of Town Plats, located in the Northeast One-Quarter of Section 4 and the Northwest One-Quarter of Section 3, Township 8 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Beginning at the southeast corner of said Lot 27, also being at the centerline intersection of Madrona Avenue SE and Liberty Road S; thence along said Madrona Avenue SE centerline, North $88^{\circ}18'02''$ West 283.14 feet, to the southwest corner of Volume 200, Page 97, Marion County Records; thence along the west line of said deed and the northerly extension thereof, North $01^{\circ}14'58''$ East 382.60 feet, to the south line of Reel 50, Page 540, Marion County Records; thence along said south line and the easterly extension thereof, South $88^{\circ}17'12''$ East 468.96 feet to said Liberty Road S centerline; thence along said centerline, South $27^{\circ}36'40''$ West 425.24 feet to the Point of Beginning

The above described tract of land contains 3.30 acres, more or less.

Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distance shown are International Foot ground values.

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AKS Job #6656-34

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

EXHIBIT C

Property Line Adjustment 3 Adjusted Tract Description (Property ABCD)

A portion of Lot 27, of the plat "Ewald Fruit Farms", Volume 3, Page 84, Marion County Book of Town Plats, located in the Northeast One-Quarter of Section 4 and the Northwest One-Quarter of Section 3, Township 8 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Beginning at the southeast corner of said Lot 27, also being at the centerline intersection of Madrona Avenue SE and Liberty Road S; thence along said Madrona Avenue SE centerline North $88^{\circ}18'02''$ West 283.14 feet, to the east line of Book 423, Page 708, Marion County Records; thence along said east line, North $01^{\circ}41'58''$ East 382.60 feet to the north line of said deed; thence along said north line and the westerly extension thereof, North $88^{\circ}17'12''$ West 114.29 feet to the west line of said Lot 27; thence along said west line, North $01^{\circ}35'20''$ East 279.21 feet to the north line of said Lot 27; thence along said north line, South $88^{\circ}12'29''$ East 685.61 feet to the westerly right-of-way line of Liberty Road S (30.00 feet from centerline); thence along said westerly line South $27^{\circ}36'40''$ East 309.33 feet; thence leaving said westerly right-of-way line South $88^{\circ}17'12''$ 33.35 feet to said centerline of Liberty Road S; thence along said centerline South $27^{\circ}36'40''$ West 425.24 feet to the Point of Beginning.

Save and except that area lying within the public right-of-way

The above described tract of land contains 6.79 acres, more or less.

Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distance shown are International Foot ground values.

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