

After recording, return to:
Zsuzsanna E. Palagyi
3697 Croisan Creek Road S.
Salem, Oregon 97302

Send tax statements to:
Zsuzsanna E. Palagyi
3697 Croisan Creek Road S.
Salem, Oregon 97302

Property Line Adjustment Deed

Zsuzsanna E. Palagyi, hereinafter called Grantor, 3697 Croisan Creek Road S., Salem, Oregon, 97302, 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. Zsuzsanna E. Palagyi, hereinafter called Grantee, 3697 Croisan Creek Road S., Salem, Oregon, 97302, is the owner of real property located in Marion, 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 increased in size by approximately 10,472 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 reduced in size by approximately 10,472 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 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, 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 adjustment, and the two parcels are to remain separate and distinct.

This property line adjustment deed is executed this _____ day of _____, 20____.

Zsuzsanna E. Palagyi

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: _____

Zsuzsanna E. Palagyi

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: _____

EXHIBIT "A"

PRE-ADJUSTED PARCEL 1 LEGAL DESCRIPTION:

REAL PROPERTY DESCRIBED IN REEL 4214 PAGE 351 MARION COUNTY DEED RECORDS AS FOLLOWS:

BEGINNING AT AN IRON PIPE IN THE CENTER OF THE 40.00 FOOT COUNTY ROAD LEADING SOUTHERLY ALONG THE EAST SIDE OF THE HENRY CROISAN DONATION LAND CLAIM NO. 48, SAID IRON PIPE BEING NORTH 7°33' EAST 1684.12 FEET FROM THE SOUTHEAST CORNER OF THE SAID HENRY CROISAN DONATION LAND CLAIM IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, IN MARION COUNTY, OREGON; RUNNING THENCE NORTH 82°27' WEST AT RIGHT ANGLES TO SAID ROAD 924.00 FEET TO AN IRON PIPE; THENCE NORTH 7°33' EAST PARALLEL WITH SAID ROAD 117.84 FEET TO AN IRON PIPE; THENCE SOUTH 82°27' EAST PARALLEL WITH THE SOUTH LINE 924.00 FEET TO AN IRON BOLT IN THE CENTER OF SAID ROAD; THENCE SOUTH 7°33' WEST ALONG THE CENTER LINE OF SAID ROAD AND SAID EAST LINE 117.84 FEET TO THE PLACE OF BEGINNING AND BEING SITUATED IN SECTION 5 TOWNSHIP 8 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN IN MARION COUNTY, OREGON.

SAVE AND EXCEPT THE EASTERLY 20.00 FEET WHICH IS USED FOR ROADWAY PURPOSES.

THE ABOVE DESCRIBED PROPERTY CONTAINS 106,249 SQUARE FEET, MORE OR LESS.

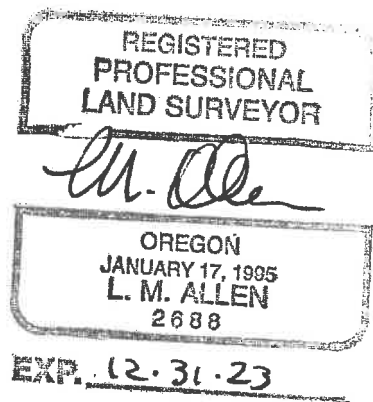


EXHIBIT "B"

PRE-ADJUSTED PARCEL 2 LEGAL DESCRIPTION:

REAL PROPERTY DESCRIBED IN REEL 4214 PAGE 351 MARION COUNTY DEED RECORDS AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF CROISAN CREEK ROAD WHICH IS NORTH 7°33' EAST 1636.98 FEET FROM THE SOUTHEAST CORNER OF HENRY CROISAN DONATION LAND CLAIM NO. 48, IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, IN MARION COUNTY, OREGON; RUNNING THENCE NORTH 82°27' WEST 924.00 FEET TO AN IRON PIPE; THENCE NORTH 7°33' EAST 47.14 FEET TO AN IRON PIPE; THENCE SOUTH 82°27' EAST 924.00 FEET TO AN IRON BOLT IN THE CENTER OF SAID ROAD; THENCE SOUTH 7°33' WEST 47.14 FEET TO THE PLACE OF BEGINNING.

SAVE AND EXCEPT THE EASTERLY 20.00 FEET WHICH IS USED FOR ROADWAY PURPOSES.

THE ABOVE DESCRIBED PROPERTY CONTAINS 42,491 SQUARE FEET, MORE OR LESS.

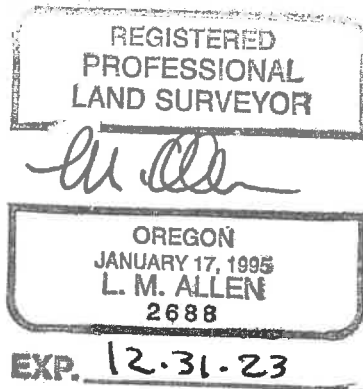


EXHIBIT "C"

ADJUSTED PARCEL 1 DESCRIPTION:

BEGINNING AT A POINT ON THE NORTH LINE OF PARCEL 2 MARION COUNTY OREGON PARTITION PLAT 99-125, SAID POINT BEING N82° 28' 34"W AND DISTANT 213.71 FEET FROM THE NORTHEAST CORNER THEREOF, THENCE N07° 30' 50"E FOR A DISTANCE OF 139.90 TO A POINT, THENCE S89° 35' 14"E FOR A DISTANCE OF 40.59 FEET TO A POINT, THENCE S82° 30' 00"E FOR A DISTANCE OF 133.67 FEET TO A POINT, THENCE S68° 26' 49"E FOR A DISTANCE OF 51.30 FEET TO POINT ON THE WEST MARGINAL BOUNDARY OF CROISAN CREEK ROAD SOUTH, THENCE ON SAID WEST MARGINAL BOUNDARY N07° 30' 50"E FOR A DISTANCE OF 32.45' FEET TO A POINT DISTANT 10.00 FEET EASTERLY ON THE PROLONGATION EASTERLY OF THE SOUTH LINE OF PARCEL 1 OF MARION COUNTY PARTITION PLAT 89-21M RECORDED ON REEL 734 AT PAGE 365 IN THE DEED RECORDS OF MARION COUNTY, THENCE LEAVING SAID WEST MARGINAL BOUNDARY N82° 30' 00"W ON THE PROLONGATION WEST OF THE SOUTH LINE OF SAID PARTITION PLAT 89-21M FOR A DISTANCE OF 902.50 FEET TO THE SOUTHWEST CORNER OF PARCEL 2 OF MARION COUNTY PARTITION PLAT 87-8MV RECORDED ON AS REEL 605 AT PAGE 85 MARION COUNTY DEED RECORDS, THENCE S07° 30' 50"W FOR A DISTANCE OF 164.62 FEET TO THE NORTHWEST CORNER OF SAID PARTITION PLAT 99-125, THENCE S82° 28' 34"E ON THE NORTH LINE OF SAID PARTITION PLAT 99-125 FOR A DISTANCE OF 678.79 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY CONTAINS 116,721 SQUARE FEET, MORE OR LESS.

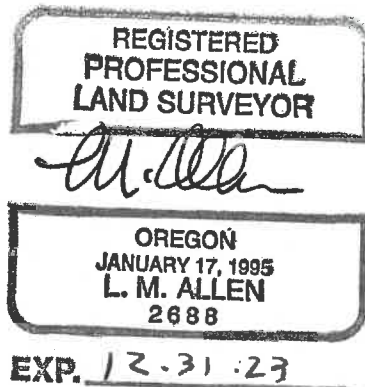


EXHIBIT "D"

ADJUSTED PARCEL 2 DESCRIPTION:

BEGINNING AT A POINT ON THE NORTH LINE OF PARCEL 2 MARION COUNTY OREGON PARTITION PLAT 99-125, SAID POINT BEING N82° 28' 34"W AND DISTANT 213.71 FEET FROM THE NORTHEAST CORNER THEREOF, THENCE N07° 30'50"E FOR A DISTANCE OF 139.90 TO A POINT, THENCE S89°35'14"E FOR A DISTANCE OF 40.59 FEET TO A POINT, THENCE S82° 30' 00"E FOR A DISTANCE OF 133.67 FEET TO A POINT, THENCE S68° 26' 49"E FOR A DISTANCE OF 51.30 FEET TO POINT ON THE WEST MARGINAL BOUNDARY OF CROISAN CREEK ROAD SOUTH, THENCE ON SAID WEST MARGINAL BOUNDARY S07° 30' 50"W FOR A DISTANCE OF 132.54 FEET TO A POINT DISTANT 10.00 FEET EASTERLY OF THE NORTHEAST CORNER OF PARCEL 2 OF SAID PARTITION PLAT 99-125, THENCE N82° 28' 34"W ON THE NORTH LINE OF SAID PARCEL 2 FOR A DISTANCE OF 223.71 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY CONTAINS 32,019 SQUARE FEET, MORE OR LESS.

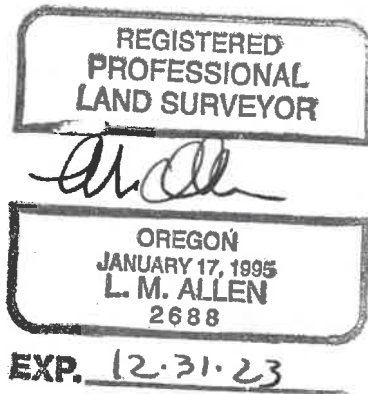


EXHIBIT "E"

AREA CONVEYED:

TRANSFER FROM PARCEL 1 TO PARCEL 2:

COMMENCING AT A POINT ON THE WEST MARGINAL BOUNDARY OF CROISAN CREEK ROAD SOUTH, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL 2 OF MARION COUNTY PARTITION PLAT 99-125, THENCE N82° 28' 34"W ON THE NORTH LINE OF SAID PARCEL 2 FOR A DISTANCE OF 213.71 FEET TO A POINT, THENCE LEAVING SAID NORTH LINE N07° 30' 50"E FOR A DISTANCE OF 47.11 FEET TO THE TRUE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED HEREIN, THENCE CONTINUING N07°30'50"E FOR A DISTANCE OF 92.79 FEET TO A POINT, THENCE S89° 35' 14"E FOR A DISTANCE OF 40.59 FEET TO A POINT, THENCE S82° 30' 00"E FOR A DISTANCE OF 133.67 FEET TO A POINT, THENCE S68° 26' 49"E FOR A DISTANCE OF 51.30 FEET TO POINT ON THE WEST MARGINAL BOUNDARY OF CROISAN CREEK ROAD SOUTH, THENCE ON SAID WEST MARGINAL BOUNDARY S07° 30' 50"W FOR A DISTANCE OF 85.40 FEET TO A POINT ON THE PROLONGATION EAST OF THE NORTH LINE OF SAID PARTITION PLAT 99-125, THENCE LEAVING SAID WEST MARGINAL BOUNDARY ON SAID NORTH LINE N82° 29' 02"W FOR A DISTANCE OF 223.71 FEET TO THE TRUE POINT OF BEGINNING THE PROPERTY BEING DESCRIBED HEREIN.

THE ABOVE DESCRIBED PROPERTY CONTAINS 21,475 SQUARE FEET, MORE OR LESS.

TRANSFER FROM PARCEL 2 TO PARCEL 1:

BEGINNING AT A POINT ON THE NORTH LINE OF PARCEL 2 MARION COUNTY OREGON PARTITION PLAT 99-125, SAID POINT BEING N82° 28' 34"W AND DISTANT 213.71 FEET FROM THE NORTHEAST CORNER THEREOF, THENCE LEAVING SAID NORTH LINE N07° 30' 50"E FOR A DISTANCE OF 47.11 FEET TO A POINT, THENCE N82° 29' 02"W FOR A DISTANCE OF 678.79 FEET TO A POINT ON THE PROLONGATION NORTH OF THE WEST LINE OF SAID PARTITION PLAT 99-125, THENCE ON SAID PROLONGATED WEST LINE S07° 30' 50"W FOR A DISTANCE OF 47.02 FEET TO THE NORTHWEST CORNER OF PARCEL 3 OF SAID PARTITION PLAT 99-125, THENCE S82° 28' 34"E ON THE NORTH LINE OF SAID PARTITION PLAT 99-125 FOR A DISTANCE OF 678.79 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY CONTAINS 31,947 SQUARE FEET, MORE OR LESS.

