

**After recording, return to:**  
Salem Housing Authority  
360 Church St. SE  
Salem, OR 97301-3707

**Send tax statements to:**  
No Change

## Property Line Adjustment Deed

Housing Authority of the City of Salem, hereinafter called Grantor, 360 Church St. SE, Salem, OR 97301, is the owner of real property located in City of Salem, Polk 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. Housing Authority of the City of Salem, hereinafter called Grantee, 360 Church St. SE, Salem, OR 97301, is the owner of real property located in City of Salem, Polk 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 consolidation between Property A and Property B such that Property A will be reduced in size by approximately 3.78 acres and will hereafter be eliminated, and Property B will be increased in size by approximately 3.78 acres and will hereafter consist of only the land described on Exhibit C, which is attached hereto and by this reference incorporated herein.

NOW THEREFORE, in order to effect the consolidation and to create the reconfigured land as described on Exhibit C and depicted on Exhibit D, Grantor does hereby grant, transfer, and convey unto Grantee all of that certain real property situated in Polk 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 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 consolidation, and the two parcels are to be consolidated into one.

Housing Authority of the City of Salem

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Title

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

Housing Authority of the City of Salem

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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 F: (503) 563-6152

AKS Job #6163-12

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

## EXHIBIT A

### Property Line Adjustment Property A Description

A tract of land in the southwest corner of Section 16, Township 7 South, Range 3 West, Willamette Meridian, City of Salem, Polk County, Oregon, and being more particularly described as follows:

Beginning on the north line of the Plat "Glen Creek Vistas", Volume 13, Page 5, Polk County Book of Plats and the Point of Beginning; thence along said north line South  $75^{\circ}58'13''$  West 380.43 feet to the west line of "Westbrook Park Addition", Book 8, Page 43, Polk County Book of Town Plats; thence along said west line North  $19^{\circ}54'28''$  West 205.29 feet; thence continuing North  $08^{\circ}44'59''$  West 84.47 feet; thence continuing North  $37^{\circ}04'09''$  East 181.45 feet, to the south right-of-way line of Orchard Heights Road NW (34.00 feet from centerline); thence along said south right-of-way line the following courses: North  $61^{\circ}05'39''$  West 29.24 feet, to an angle point (variable feet from centerline); thence North  $28^{\circ}54'21''$  East 4.00 feet, to an angle point (30.00 feet from centerline); thence North  $61^{\circ}05'46''$  West 84.49 feet, to an angle point (variable feet from centerline); thence South  $28^{\circ}54'21''$  West 6.00 feet, to an angle point (36.00 feet from centerline); thence North  $61^{\circ}05'39''$  West 102.10 feet, to a curve to the right; thence along said curve to the right with a Radius of 394.10 feet, a Delta of  $2^{\circ}32'18''$ , a Length of 17.46 feet, and a Chord of North  $59^{\circ}49'30''$  West 17.46 feet, to an angle point (variable feet from centerline); thence North  $31^{\circ}26'41''$  East 6.08 feet, to a non-tangent curve to the right (with a Radial Bearing of North  $31^{\circ}42'30''$  East); thence along said non-tangent curve to the right with a Radius of 388.10 feet, a Delta of  $11^{\circ}50'16''$ , a Length of 80.18 feet, and a Chord of North  $52^{\circ}22'22''$  West 80.04 feet, to the east line of that land described in Book 40, Page 68 as Parcel 1; thence along said east line North  $28^{\circ}39'48''$  East 563.56 feet, to the Point of Beginning.

The above described tract of land contains 3.78 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**

06/16/2022

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Abraham Kahnamoian*

OREGON  
 MARCH 9, 2021  
 ABRAHAM KAHNAMOOIAN  
 95376PLS

RENEW: 6/30/23



AKS ENGINEERING & FORESTRY, LLC  
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AKS Job #6163-12

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

## EXHIBIT B

### Property Line Adjustment Property B Description

A tract of land in the southwest corner of Section 16, Township 7 South, Range 3 West, Willamette Meridian, City of Salem, Polk County, Oregon, and being more particularly described as follows:

Beginning on the north line of the Plat "Glen Creek Vistas", Volume 13, Page 5, Polk County Book of Plats and the Point of Beginning; thence along said north line South 28°39'48" West 35.88 feet; thence continuing along said north line North 61°05'59" West 306.69 feet to the east line of "West Hill Estates Phase 7", Volume 11, Page 7, Polk County Book of Town Plats; thence along said east line North 33°36'09" East 549.94 feet; thence continuing along said east line, North 19°26'06" East 69.93 feet, to the south line of Document Number 2008-001336 Polk County Records; thence along said south line and the easterly extension thereof, South 61°05'46" East 219.07 feet to the south right-of-way line of Orchard Heights Road NW (30.00 feet from centerline), and a non-tangent curve to the left (radial bearing North 51°34'47" East); thence along said non-tangent curve with a Radius of 388.10 feet, a Delta of 8°02'01", a Length of 54.42 feet, and a Chord of North 52°26'14" West 54.37 feet to the west line of Parcel 2 as described in Book 40, Page 68 Polk County Records; thence along said west line South 28° 39' 48" West 535.56 feet, to the Point of Beginning.

The above described tract of land contains 3.97 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 KAHNAMOOIAN  
 95376PLS

RENEWS: 6/30/23



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AKS Job #6163-12

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

## EXHIBIT C

### Property Line Adjustment Remainder Tract Description

A tract of land in the southwest corner of Section 16, Township 7 South, Range 3 West, Willamette Meridian, City of Salem, Polk County, Oregon, and being more particularly described as follows:

Beginning at the northwesterly corner of the Plat "Glen Creek Vistas", Volume 13, Page 5, Polk County Book of Plats, also being on the east line of "West Hill Estates Phase 7", Volume 11, Page 7, Polk County Book of Town Plats; thence along said east line North 33°36'09" East 549.94 feet; thence continuing along said east line, North 19° 26'06" East 69.93 feet, to the south line of Document Number 2008-001336 Polk County Records; thence along said south line and the easterly extension thereof, South 61°05'46" East 219.07 feet to the south right-of-way line of Orchard Heights Road NW (30.00 feet from centerline), and a non-tangent curve to the left (radial bearing North 51°34'47" East); thence along said non-tangent curve with a Radius of 388.10 feet, a Delta of 19°52'17", a Length of 134.60 feet, and a Chord of South 48°21'22" West 133.93 feet; thence continuing along said south right-of-way the following courses (variable feet from right-of-way): North 31°26'41" East 6.08 feet, thence along a non-tangent curve to the left (radial bearing North 31°26'39" East), with a Radius of 394.10 feet, a Delta of 2°32'18", a Length of 17.46 feet, and a Chord of North 59°49'30" West 17.46 feet, thence South 61°05'39" East 102.10 feet, thence South 28°54'21" West 6.00 feet, thence South 61°05'39" East 84.49 feet, thence South 28°54'21" West 4.00 feet, thence South 61°05'39" East 29.24 feet to the west line of the Plat "Westbrook Park Addition" Book 8, Page 43, Polk County Book of Town Plats; thence along said west line South 37°04'09" East 181.45 feet; thence continuing South 08°44'59" West 84.47 feet; thence continuing along said west line South 19°54'39" West 205.26 feet, to said north line; thence North 75°58'13" West 380.43 feet; thence continuing along said north line South 28°39'48" West 35.88 feet; thence continuing along said north line North 61°05'59" West 306.69 feet, to the Point of Beginning.

06/16/2022

The above described tract of land contains 7.75 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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*Abraham Kahanamooian*

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MARCH 9, 2021  
ABRAHAM KAHNAMOUIAN  
95376PLS

RENEW: 6/30/23