

After recording, return to:
Matthew Perry
2832 Doaks Ferry Road NW
Salem, OR 97304

Send tax statements to:
Matthew Perry
2832 Doaks Ferry Road NW
Salem, OR 97304

RECORDED IN POLK COUNTY
Valerie Unger, County Clerk

2021-012158



\$126.00

00403987202100121580080088

07/29/2021 01:26:42 PM

REC-D Cnt=1 Stn=1 V. UNGER
\$40.00 \$10.00 \$11.00 \$60.00 \$5.00

Consideration: Lot Line Adjustments

Property Line Adjustment Deed

Matthew A. Perry and Crystal F. Perry as tenants by the entirety, hereinafter called Grantor, 2832 Doaks Ferry Road NW, Salem, OR 97304, 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. Matthew A. Perry and Crystal F. Perry as tenants by the entirety, hereinafter called Grantee, 2832 Doaks Ferry Road NW, Salem, OR 97304, 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 line adjustment between Property A and Property B such that Property A will be reduced in size by approximately 12,589 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 increased in size by approximately 12,589 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 properties as described on Exhibits C and D, Grantor does hereby grant, transfer, and convey unto Grantee all of that certain real property situated in Polk 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 29th day of July, 20 21.

Matthew A. Perry and Crystal F. Perry as
tenants by the entirety

By: *Matthew A. Perry*
Matthew A. Perry, Grantor

By: *Crystal F. Perry*
Crystal F. Perry, Grantor

STATE OF OREGON)
) ss.
County of Polk)

This instrument was acknowledged before me on 29th of July, 20 21,
by , Matthew A. Perry and Crystal F. Perry as tenants by the entirety.

Eric W. Goen
Notary Public—State of Oregon
My commission expires: 12/09/2022



Matthew A. Perry and Crystal F. Perry as
tenants by the entirety

By: *Matthew A. Perry*
Matthew A. Perry, Grantee

By: *Crystal F. Perry*
Crystal F. Perry, Grantee

STATE OF OREGON)
) ss.
County of Polk)

This instrument was acknowledged before me on 29th of July, 20 21,
by Matthew A. Perry and Crystal F. Perry as tenants by the entirety.

Eric W. Goen
Notary Public—State of Oregon
My commission expires: 12/09/2022

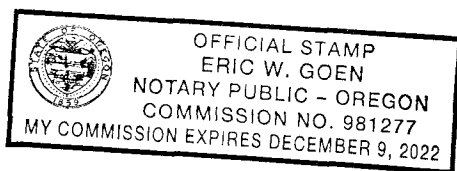


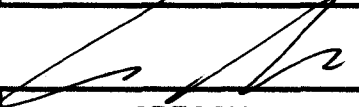
EXHIBIT A

A unit of land situated in the southeast one-quarter of Section 8, Township 7 South, Range 3 West, of the Willamette Meridian, City of Salem, Polk County, Oregon, being more particularly described as follows:

All of that property as described in Instrument Number 2017-010482, Polk County Deed Records.

Containing 23,138 square feet, more or less.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**


**OREGON
SEPTEMBER 12, 2017
STEVEN LEE HOWELL
91569**

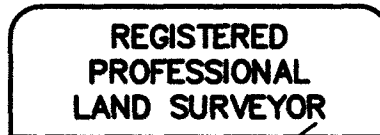
RENEWS: 6-30-2023

EXHIBIT B

A unit of land situated in the southeast one-quarter of Section 8, Township 7 South, Range 3 West, of the Willamette Meridian, City of Salem, Polk County, Oregon, being more particularly described as follows:

All of that property as described in Instrument Number 2005-000668, Polk County Deed Records.

Containing 40,297 square feet, more or less.



RENEWS: 6-30-2023

EXHIBIT C

A unit of land situated in the southeast one-quarter of Section 8, Township 7 South, Range 3 West, of the Willamette Meridian, City of Salem, Polk County, Oregon, being a portion of Lots 21 and 22 of the plat of VICK HEIGHTS, recorded in Volume 4, Page 7, Polk County Book of Town Plats, being more particularly described as follows:

Beginning at the northwest corner of Lot 22 of said VICK HEIGHTS, being coincident with the east right of way line of Doaks Ferry Road NW, 30.00 feet from the centerline thereof when measured at right angles;

thence, along said east right of way line, North 06°20'21" East, 67.83 feet to a point of curvature;

thence, along a 5617.66 foot radius curve to the right, through a central angle to 00°00'21" (chord bears North 06°20'32" East, 0.58 feet) an arc distance of 0.58 feet to the northwest corner of said Lot 21;

thence, along the north line of said Lot 21, South 84°09'53" East, 167.61 feet;

thence, leaving said north line, South 09°12'01" West, 58.76 feet;

thence, North 87°32'59" West, 165.05 feet to the Point of Beginning.

Containing 10,549 square feet, more or less.

Bearings based on the Oregon Coordinate Reference System "Salem Zone", NAD83(2011), epoch 2010.00.

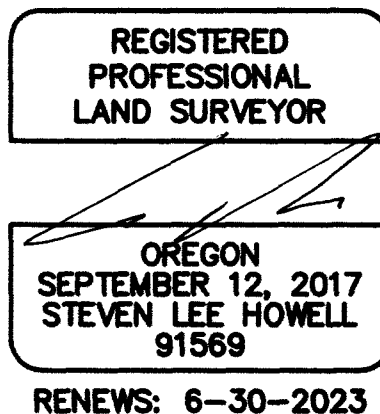


EXHIBIT D

A unit of land situated in the southeast one-quarter of Section 8, Township 7 South, Range 3 West, of the Willamette Meridian, City of Salem, Polk County, Oregon, being a portion of Lots 21, 22 and 23 of the plat of VICK HEIGHTS, recorded in Volume 4, Page 7, Polk County Book of Town Plats, being more particularly described as follows:

Beginning at the northwest corner of Lot 22 of said VICK HEIGHTS, being coincident with the east right of way line of Doaks Ferry Road NW, 30.00 feet from the centerline thereof when measured at right angles;

thence, South $87^{\circ}32'59''$ East, 165.05 feet;

thence, North $09^{\circ}12'01''$ East, 58.76 feet to the north line of said Lot 21;

thence, along said north line, South $84^{\circ}09'53''$ East, 254.51 feet to the northeast corner of said Lot 21;

thence, along the east line of said Lot 21, and continuing along the east line of said Lots 22 and 23, South $01^{\circ}13'18''$ East, 126.87 feet to the south line of the north one-half of said Lot 23;

thence, along said south line of the north one-half of said Lot 23, North $89^{\circ}38'21''$ West, 441.20 feet to said the east right of way line of said Doaks Ferry Road NW;

thence, along said east right of way line, North $06^{\circ}20'21''$ East, 99.60 feet to the Point of Beginning.

Containing 52,886 square feet, more or less.

Bearings based on the Oregon Coordinate Reference System "Salem Zone", NAD83(2011), epoch 2010.00.

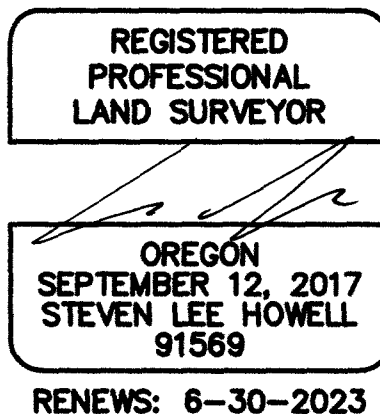


EXHIBIT E

Transfer Property A to B:

A unit of land situated in the southeast one-quarter of Section 8, Township 7 South, Range 3 West, of the Willamette Meridian, City of Salem, Polk County, Oregon, being a portion of Lot 21 of the plat of VICK HEIGHTS, recorded in Volume 4, Page 7, Polk County Book of Town Plats, being more particularly described as follows:

Beginning at the northeast corner of Lot 21 of said VICK HEIGHTS;

thence, along the east line of said Lot 21, South $01^{\circ}13'18''$ East, 40.66 feet to the southeast corner thereof;

thence, along the south line of said Lot 21, North $87^{\circ}55'04''$ East, 263.45 feet;

thence, North $09^{\circ}12'01''$ East, 57.70 feet to the north line of said Lot 21;

thence, along said north line, South $84^{\circ}09'53''$ East, 254.51 feet to the Point of Beginning;

Containing 12,676 square feet, more or less.

Bearings based on the Oregon Coordinate Reference System "Salem Zone", NAD83(2011), epoch 2010.00.

Transfer Property B to A:

A unit of land situated in the southeast one-quarter of Section 8, Township 7 South, Range 3 West, of the Willamette Meridian, City of Salem, Polk County, Oregon, being a portion of Lot 22 of the plat of VICK HEIGHTS, recorded in Volume 4, Page 7, Polk County Book of Town Plats, being more particularly described as follows:

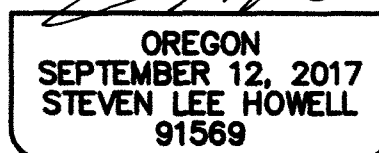
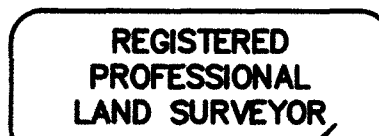
Beginning at the northwest corner of Lot 22 of said VICK HEIGHTS, being coincident with the east right of way line of Doaks Ferry Road NW, 30.00 feet from the centerline thereof when measured at right angles;

thence, along the north line of said Lot 22, South $87^{\circ}55'04''$ East, 165.18 feet;

thence, South $09^{\circ}12'01''$ West, 1.06 feet;

thence, North $87^{\circ}32'59''$ West, 165.05 feet to the Point of Beginning.

Containing 87 square feet, more or less.



RENEWS: 6-30-2023