

✓ **After recording, return to:**
1595 Capitol Street, LLC
1595 Capitol Street
Salem Oregon 97301

Send tax statements to:
1595 Capitol Street, LLC
1595 Capitol Street
Salem Oregon 97301

REEL 4569 PAGE 119
MARION COUNTY
BILL BURGESS, COUNTY CLERK
12-01-2021 12:09 pm.
Control Number 684502 \$ 126.00
Instrument 2021 00069296

Property Line Adjustment Deed 3 of 3

1595 Capitol Street, LLC, hereinafter called Grantor, 1475 Capital Street NE Salem Oregon 97301 is the owner of real property located in Marion County, Oregon, referred to herein as Existing Tract 1, and more particularly described on Exhibit A, which is attached hereto and by this reference incorporated herein. 1595 Capitol Street, LLC, hereinafter called Grantee, 1475 Capital Street NE Salem Oregon 97301, is the owner of real property located in Marion County, Oregon, referred to herein as Existing Tract 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 affect a property line adjustment between Existing Tract 1 and Existing Tract 2 such that Existing Tract 1 and Existing Tract 2 will be combined 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 lot as described on Exhibit C, 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 N/A; however, the actual consideration consists of other property or values which is the whole consideration. The purpose of this Deed is to affect a property line adjustment, to consolidate two parcels into one.

This property line adjustment deed is executed this 1 day of December, 20 22.

[INSERT GRANTOR NAME]

By: Randy Vogl

Grantor

Owner/member/manager
Title

STATE OF OREGON)

) ss.

County of Marion)

This instrument was acknowledged before me on December 1st, 20 21,

by Randy Vogl, as owner/member/manager of
1595 Capital St.



Elizabeth Daniella Gil

Notary Public—State of Oregon

My commission expires: May 10, 2022

[INSERT GRANTEE NAME]

By: Randy Vogl

Grantee

Owner/member/manager
Title

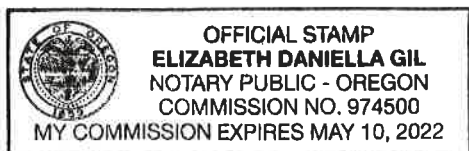
STATE OF OREGON)

) ss.

County of Marion)

This instrument was acknowledged before me on December 1st, 20 21,

by Randy Vogl, as owner/member/manager of
1595 Capital St.



Elizabeth Daniella Gil

Notary Public—State of Oregon

My commission expires: May 10, 2022

Exhibit A: Original description of property being reduced in size.
Exhibit B: Original description of property being increased in size.
Exhibit C: Description of consolidated lot



6950 SW Hampton St., Ste. 170
Tigard, OR 97223-8330
Ph.: (503) 941-9585
Fax: (503) 941-9640
www.weddlesurveying.com

August 25, 2021

Job No. 6093

LEGAL DESCRIPTION for Property Line Adjustment 3
DEED 3 OF 3



Michael D. Rennick



RENEWS: DECEMBER 31, 2022

EXHIBIT "A"

Existing Tract 1

A tract of land for Property Line Adjustment purposes in the N.W. 1/4 of Section 23, Township 7 South, Range 3 West, W.M., in the City of Salem, Marion County, Oregon, described as follows:

Being Parcels II and III of that tract of land described in Statutory Warranty Deed to 1595 Capitol Street, LLC, recorded February 26, 2021 in Reel 4455, page 182, Marion County Records, being Lots 1 and 2, Block 74, of the "E.E. Wild Subdivision", a duly recorded subdivision plat in the City of Salem, Marion County, Oregon, more particularly described as follows:

Beginning at the most Easterly corner of Lot 3, said Block 74, thence along the North line of Lots 2 and 1, said Block 74, also being the Southerly right-of-way line of Norway Street N.E., 33.00 feet from centerline, South 68°33'49" East, 109.87 feet to the most Easterly corner of Lot 1, said Block 74, said point lying on the Westerly right-of-way line of Capitol Street N.E., 37.50 feet from centerline;

Thence along the Easterly line of said Lot 1, also being said Westerly right-of-way line, South 21°16'52" West, 125.25 feet to the most Southerly corner of said Lot 1;

Thence leaving said Easterly Lot line, along the Northerly line of a 14.00-foot wide alley, parallel with the Southerly right-of-way line of said Norway Street N.E., North 68°33'49" West, 109.87 feet to the most Southerly corner of said Lot 3, Block 74;

Thence along the Easterly line of said Lot 3, North 21°16'52" East, 125.25 feet to the Point of Beginning.

Containing therein 13,762 square feet, more or less.

The Basis of Bearing for this description is per Oregon State Plane, North Zone.



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Job No. 6093

LEGAL DESCRIPTION for Property Line Adjustment 3
DEED 3 OF 3

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Michael D. Rennick

OREGON
JULY 25, 1995
MICHAEL D. RENNICK
2718

RENEWS: DECEMBER 31, 2022

EXHIBIT "B"

Existing Tract 2

A tract of land for Property Line Adjustment purposes in the N.W. 1/4 of Section 23, Township 7 South, Range 3 West, W.M., in the City of Salem, Marion County, Oregon, described as follows:

Being Parcel I of that tract of land described in Statutory Warranty Deed to 1595 Capitol Street, LLC, recorded February 26, 2021 in Reel 4455, page 182, Marion County Records, being Lots 1 and 2, Block 74, of the "E.E. Wild Subdivision", a duly recorded subdivision plat in the City of Salem, Marion County, Oregon, more particularly described as follows:

Lot 3, Block 74, E.E. Wild's Subdivision, North Salem, County of Marion, State of Oregon.

Containing therein 6,262 square feet, more or less.

The Basis of Bearing for this description is per Oregon State Plane, North Zone.



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Job No. 6093

LEGAL DESCRIPTION for Property Line Adjustment 3
DEED 3 OF 3



EXHIBIT "C"

Adjusted Tract 1

A tract of land for Property Line Adjustment purposes in the N.W. 1/4 of Section 23, Township 7 South, Range 3 West, W.M., in the City of Salem, Marion County, Oregon, described as follows:

Being that tract of land described in Statutory Warranty Deed to 1595 Capitol Street, LLC, recorded February 26, 2021 in Reel 4455, page 182, Marion County Records, being Lots 1, 2 and 3, Block 74, of the "E.E. Wild Subdivision", a duly recorded subdivision plat in the City of Salem, Marion County, Oregon, more particularly described as follows:

Beginning at the most Northerly corner of Lot 3, said Block 74, thence along the North line of Lots 1, 2 and 3, said Block 74, also being the Southerly right-of-way line of Norway Street N.E., 33.00 feet from centerline, South 68°33'49" East, 159.87 feet to the most Easterly corner of Lot 1, said Block 74, said point lying on the Westerly right-of-way line of Capitol Street N.E., 37.50 feet from centerline;

Thence along the Easterly line of said Lot 1, also being said Westerly right-of-way line, South 21°16'52" West, 125.25 feet to the most Southerly corner of said Lot 1;

Thence leaving said Easterly Lot line, along the Northerly line of a 14.00-foot wide alley, parallel with the Southerly right-of-way line of said Norway Street N.E., North 68°33'49" West, 159.87 feet to the most Westerly corner of said Lot 3, Block 74;

Thence along the Westerly line of said Lot 3, North 21°16'52" East, 125.25 feet to the Point of Beginning.

Containing therein 20,024 square feet, more or less.

The Basis of Bearing for this description is per Oregon State Plane, North Zone.

ATTACHMENT B

RECORD OF SURVEY

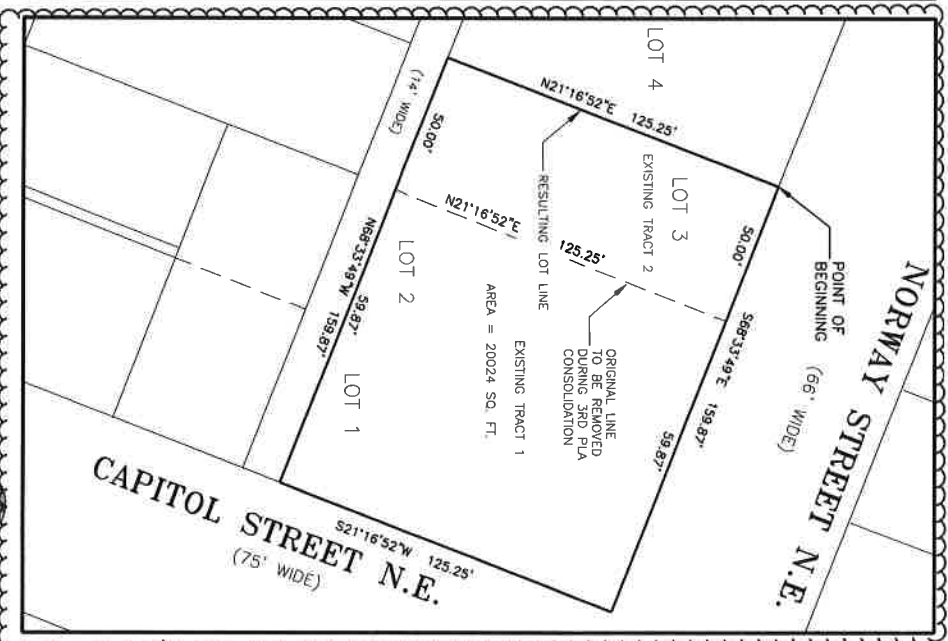
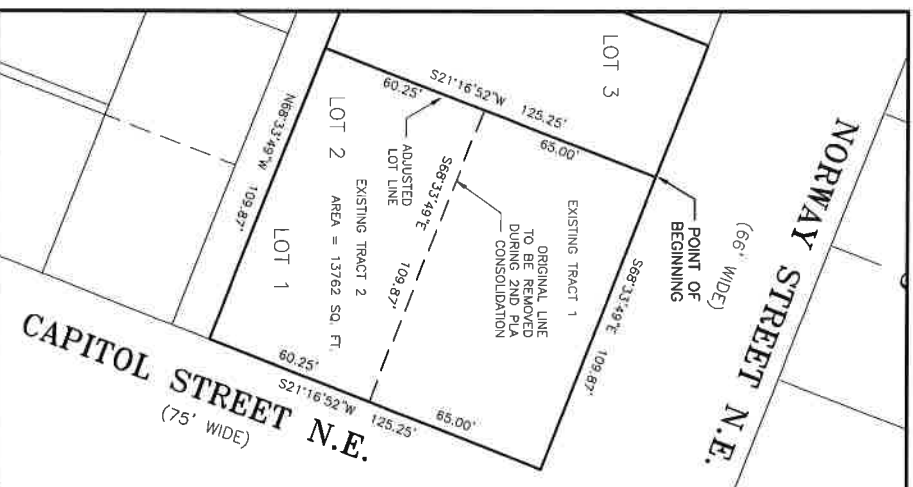
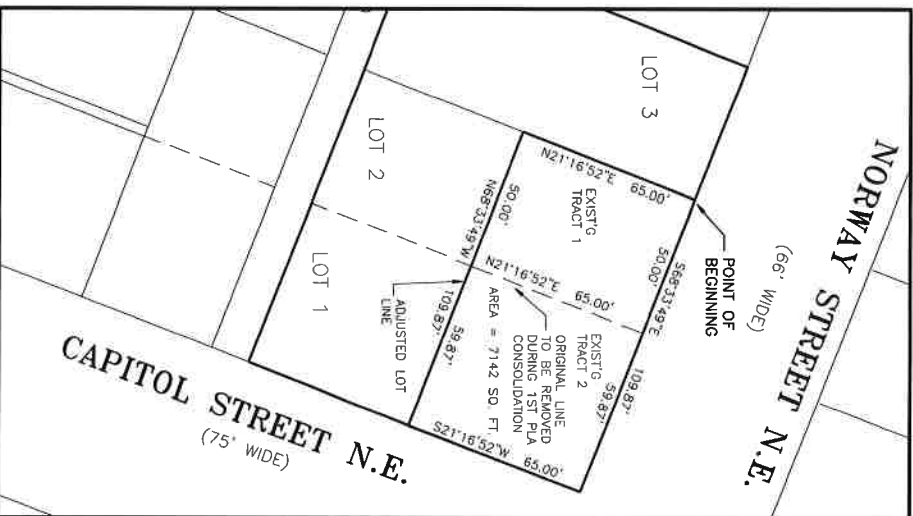
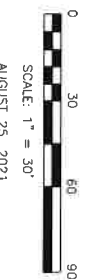
LOTS 1, 2, AND 3, BLOCK 74
"E.E. WILD SUBDIVISION"
IN THE N.W. 1/4 SECTION 23
TOWNSHIP 7 SOUTH, RANGE 3 WEST, W.M.
IN THE CITY OF SALEM
ARION COUNTY, OREGON

PLA 3 OF 3
PLA21-14
SHEET 2 OF 2

PLA 1 OF 3
PLA21-12

PLA 2 OF 3
PLA21-13

OWNER: 1595 CAPITOL STREET, LLC



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Michael D. Rennick
JULY 25, 1995
MICHAEL D. RENNICK
2718
EXPIRES: DECEMBER 31, 2022



6850 SW HAMPTON ST., STE. 170, TIGARD, OR 97223
PH: (503) 941-9565 FAX: (503) 941-9540
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RECORD OF SURVEY

LOTS 1, 2, AND 3, BLOCK 74
"E.E. WILD SUBDIVISION"
IN THE N.W. 1/4 SECTION 23
TOWNSHIP 7 SOUTH, RANGE 3 WEST, W.M.
IN THE CITY OF SALEM
MARION COUNTY, OREGON
SHEET 1 OF 2

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE ADJUSTED PROPERTY LINE SHOWN ON THE PROPERTY LINE ADJUSTMENT 3 PER CITY OF SALEM CASE FILE NUMBERS PU21-XX, PU21-XX AND PU21-XX.

BASIS OF BEARINGS

OREGON STATE PLANE - NORTH ZONE, FROM STATIC GPS OBSERVATION.

PROCEDURE

1. THE WEST LINE OF THE NORTH 1/2 OF BLOCK 74 WAS ESTABLISHED HOLDING THE EASTERLY FALLING (0.10') OF THE FOUND 5/8" IRON ROD (PER MCSR 25718) NEAR THE WESTERLY CORNER OF LOT 7, AND THE FOUND 1/2" IRON PIPE AT THE MOST WESTERLY CORNER OF LOT 8, BLOCK 75, AS SHOWN.
2. THE WESTERLY LINE OF SAID LOT 3 WAS ESTABLISHED PARALLEL WITH THE WESTERLY LINE OF SAID BLOCK 74, PER PLAT, AT RECORD PLAT DISTANCE SOUTHEASTERLY OF SAID WESTERLY BLOCK LINE.
3. THE NORTHEASTERLY LINE OF BLOCK 74 WAS HELD TO BE THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NORWAY STREET N.E. HOLDING SAID 5/8" IRON ROD AT THE MOST NORTHERLY CORNER OF LOT 7 AND A FOUND 3/4" IRON PIPE NEAR THE NORTHERLY CORNER OF LOT 4, SAID BLOCK 74, EXTENDING THE LINE BETWEEN THESE MONUMENTS SOUTHEASTERLY TO THE WESTERLY RIGHT-OF-WAY LINE OF CAPITOL STREET N.E.
4. THE SOUTHEASTERLY LINE OF LOT 1, BLOCK 74 WAS HELD TO BE THE WESTERLY RIGHT-OF-WAY LINE OF CAPITOL STREET N.E. HOLDING A FOUND 1/2" IRON PIPE AT THE MOST NORTHERLY CORNER OF LOT 14, BLOCK 74 AND A LINE PARALLEL WITH THE NORTHEASTERLY LINE OF SAID BLOCK 74, AS SHOWN.
5. THE SOUTHWESTERLY LINE OF LOTS 1, 2 AND 3, SAID BLOCK 74, WAS ESTABLISHED HOLDING A LINE PARALLEL WITH THE NORTHEASTERLY LINE OF BLOCK 74, PER PLAT, HOLDING FOUND IRON PIPES AT THE MOST SOUTHERLY CORNERS OF LOTS 4 AND 5, AS SHOWN.
5. PROPERTY CORNERS WERE THEN MONUMENTED AT THE CLIENT'S REQUEST, AS SHOWN.



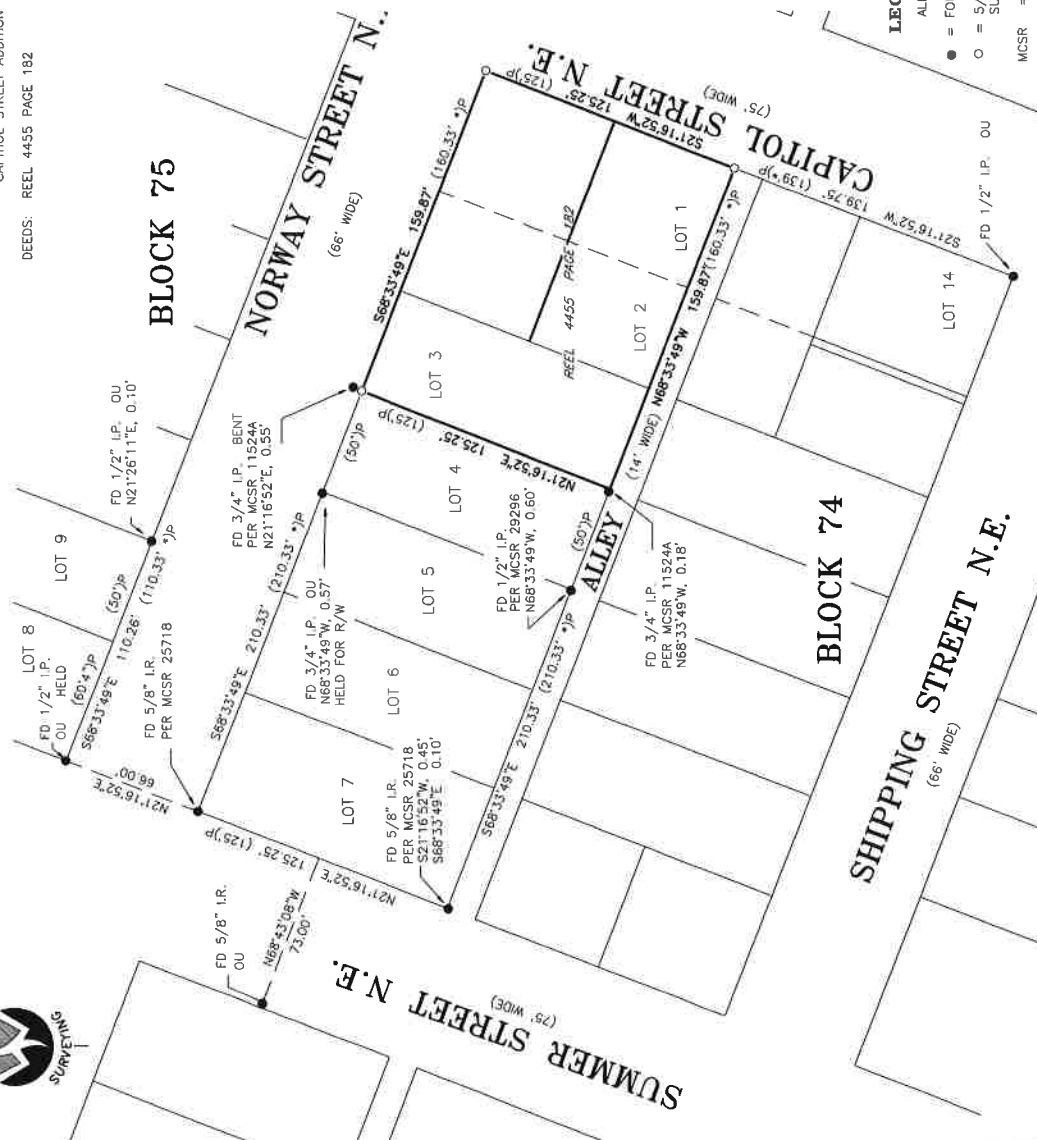
JOB NO. 6093

MARION COUNTY RECORDS:

SURVEYS: MCSR 29296
MCSR 12122
MCSR 23047
MCSR 19588
MCSR 19224
MCSR 18199
MCSR 17835

PLATS: CARDWELL ADDITION
EAST WILD SUBDIVISION
CAPITOL STREET ADDITION
DEEDS: REEL 4455 PAGE 182

OWNER: 1595 CAPITOL STREET, LLC



LEGEND

ALL FOUND MONUMENTS HELD UNLESS OTHERWISE NOTED.

- = FOUND 5/8" IRON ROD OR MONUMENT AS NOTED
- = 5/8" X 30" IRON ROD W/RED PLASTIC CAP STAMPED "WEDDLE SURVEYING", TO BE SET UPON CITY APPROVAL

MCSR = SURVEY NUMBER, MARION COUNTY SURVEY RECORDS.

() JP = DATA PER "E.E. WILD SUBDIVISION"

() JD = DATA PER REEL 4455 PAGE 182

FD = FOUND OU = ORIGIN UNKNOWN

I.R. = IRON ROD I.P. = IRON PIPE

W/YPC = WITH YELLOW PLASTIC CAP * = CALCULATED

REEL: 4569

PAGE: 119

December 01, 2021, 12:09 pm.

CONTROL #: 684502

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 126.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

