

After recording return to:

James P. Estes
Schwabe, Williamson & Wyatt, P.C.
1211 SW 5th Avenue, Suite 1900
Portland, Oregon 97204

Until a change is requested, all tax statements
shall be sent to the following address:

Falk Investments - Salem, LLC
3300 NW 185th Avenue #339
Portland, Oregon 97229

**PROPERTY LINE ADJUSTMENT DEED
(Bargain and Sale)**

Falk Investments - Salem, LLC, an Oregon limited liability company ("Falk"), with an address of 3300 NW 185th Avenue #339, Portland, Oregon 97229, is the owner of real property as described in the Marion County Records in instrument number 2018-00025468, and more particularly described in the attached Exhibit A.

Falk desires to adjust the boundary line between the parcels in Exhibit A, and Marion County has approved the desired property line adjustment, as evidenced by Marion County Casefile _____.

NOW THEREFORE, Falk conveys to Falk the real property described in the attached Exhibit B and as depicted in the attached Exhibit C, free of encumbrances except all reservations, easements, rights-of-way, covenants, conditions and restrictions of record.

The true and actual consideration for this conveyance consists of or includes other property or value given or promised.

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

EXHIBIT A

The Land referred to herein below is situated in the County of Marion, State of Oregon, and is described as follows:

PARCEL I:

A TRACT OF LAND IN SECTION 23, TOWNSHIP 8 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, SAID TRACT BEING PARCEL 2 OF THAT LAND CONVEYED BY DEED RECORDED MAY 15, 1998, IN REEL 1488 AT PAGE 0372, MARION COUNTY DEED RECORDS,

TOGETHER WITH A PORTION OF THE TRACT REFERRED TO AS PROPERTY 1 BY DEED RECORDED SEPTEMBER 22, 2010, IN REEL 3216 AT PAGE 0401, SAID DEED RECORDS, ALTOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE NORTHWEST COMER OF SAID PARCEL 2 OF REEL 1488 AT PAGE 0372, SAID ROD BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MADRAS STREET SE;
THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 89°12'04" EAST 219.92 FEET TO A 5/8" IRON ROD AT THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE WITH THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 99E (COMMERCIAL STREET SE);
THENCE ALONG SAID HIGHWAY RIGHT-OF-WAY LINE, SOUTH 23°45'39" EAST 274.06 FEET TO A 1/2" IRON PIPE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 23°47'44" EAST 222.35 FEET TO A 1/2" IRON PIPE; THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 66°13'07" WEST 98.55 FEET TO A 5/8" IRON ROD;
THENCE SOUTH 00°02'35" WEST 165.84 FEET TO A 5/8" IRON ROD ON THE NORTH LINE OF THAT TRACT CONVEYED TO THE CITY OF SALEM BY DEED RECORDED AUGUST 28, 2012, IN REEL 3418 AT PAGE 0248, SAID DEED RECORDS; THENCE ALONG THE NORTH LINE OF SAID CITY TRACT, SOUTH 66°11'51" WEST 25.62 FEET TO A 5/8" IRON ROD ON THE NORTH LINE OF THAT STRIP OF LAND DEDICATED AS PUBLIC RIGHT-OF-WAY BY RESOLUTION NO. 2012-83, RECORDED SEPTEMBER 11, 2012, IN REEL 3423 AT PAGE 0013, MARION COUNTY DEED RECORDS;
THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 69°08'22" WEST 153.93 FEET TO A 5/8" IRON ROD;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE ON THE ARC OF A 170.00 FOOT RADIUS CURVE RIGHT (CHORD BEARS SOUTH 77°24'54" WEST 49.01 FEET) 49.18 FEET;
THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 00°06'40" EAST 476.80 FEET TO A 5/8" IRON ROD ON THE WEST LINE OF SAID PARCEL 2 OF REEL 1488, PAGE 0372;
THENCE NORTH 23°45'08" WEST 286.38 FEET TO THE POINT OF BEGINNING;

EXCEPTING THAT PORTION CONVEYED TO THE CITY OF SALEM, AN OREGON CORPORATION BY WARRANTY DEED RECORDED SEPTEMBER 5, 2018 IN REEL 4118, PAGE 0150.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

PARCEL II:

A TRACT OF LAND IN SECTION 23, TOWNSHIP 8 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, SAID TRACT BEING PARCEL 4 AND PORTION OF PARCEL 3 OF THAT LAND CONVEYED BY DEED RECORDED AUGUST 1, 2007, IN REEL 2851 AT PAGES 0398 & 0399, MARION COUNTY DEED RECORDS, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 4, LYING SOUTH 23°47'39" EAST 6.70 FEET FROM A 1/2" IRON PIPE MARKING THE NORTHEAST CORNER OF PARCEL 5 OF SAID DEED, BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 99E (COMMERCIAL STREET SE);
THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY SOUTH 23°47'39" EAST 121.22 FEET TO THE INTERSECTION WITH THE NORTH LINE OF WAIN DRIVE AS DEDICATED IN REEL 3418, AT PAGE 0247;
THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 26°09'33" WEST 36.93 FEET TO A 5/8" IRON ROD;
THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 66°15'56" WEST 137.42 FEET TO A 5/8" IRON ROD, MARKING THE NORTH RIGHT -OF-WAY AT THE EXTENSION OF THE WEST LINE OF SAID PARCEL 4;
THENCE ALONG SAID WEST LINE OF PARCEL 4, NORTH 00°02'35" EAST 157.74 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 4;
THENCE ALONG THE NORTH LINE OF SAID PARCEL 4, NORTH 65°47'01" EAST 102.04 FEET TO THE POINT OF BEGINNING.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

PARCEL III:

A TRACT OF LAND IN SECTION 23, TOWNSHIP 8 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, SAID TRACT BEING PARCEL 5 OF THAT LAND CONVEYED BY DEED RECORDED AUGUST 1, 2007, IN REEL 2851 AT PAGES 0398 & 0399, MARION COUNTY DEED RECORDS, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 5, BEING A 1/2" IRON PIPE LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 99E (COMMERCIAL STREET SE); THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH

23°47'39" EAST 6.70 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 5, BEING ALSO THE NORTHEAST COMER OF PARCEL 4 OF SAID DEED;
THENCE LEAVING SAID RIGHT-OF-WAY LINE ALONG THE COMMON LINE OF PARCELS 4 AND 5 OF SAID DEED, SOUTH 65°47'01" WEST 102.04 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 5, BEING ALSO THE NORTHWEST CORNER OF PARCEL 4 OF SAID DEED;
THENCE ALONG SAID WEST LINE OF PARCEL 5, NORTH 00°02'35" EAST 8.13 FEET TO A 5/8" IRON ROD;
THENCE ALONG THE NORTH LINE OF SAID PARCEL 5, NORTH 66°13'07" EAST 98.55 FEET TO THE POINT OF BEGINNING.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

EXHIBIT B

PROPERTY 1:

A Portion of a Tract of land in Section 23, Township 8 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, said Tract being conveyed to Falk Investments -Salem, LLC, an Oregon Limited Liability Company, as Parcel 1 in Reel 4082, Page 237, Marion County Deed Records, being more specifically described as follows:

Beginning at a 5/8" Iron Rod at the Northwest corner of said tract, along the Southerly Right-of-Way of Madras Street Southeast; THENCE S 89° 12'04" E 203.86 feet to the point of curvature of the area dedicated to the City of Salem as conveyed in Reel 4118, Page 150 Marion County Deed Records;

THENCE leaving said right-of-way line on the arc of a 25.00 foot radius curve right (chord bears S 56° 28'39"E 27.02) 28.55 feet, to the end of curvature of the area dedicated to the City of Salem as conveyed in Reel 4118, Page 150 Marion County Deed Records, at the Westerly Right-of-Way line of U.S. Highway 99E (Commercial Street SE)

THENCE continuing along said line S 23°45'39" E 206.68 feet;

THENCE leaving said right-of-way line, S 66°14'23" W 32.18 feet;

THENCE S 04°14'14" E 26.58 feet;

THENCE N 89°37'08" W 102.97 feet;

THENCE S 75°38'25" W 65.70 feet to a 5/8" Iron rod at the angle point in the west line of said Falk Investments – Salem, LLC Tract;

THENCE along said west line N 23°45'53" W 286.34 feet to the point of beginning.

PROPERTY 2:

All of that tract as conveyed to Falk Investments -Salem, LLC, an Oregon Limited Liability Company, as Parcel 2 and Parcel 3 in Reel 4082, Page 237, Marion County Deed Records, and a Portion of a Tract of land in Section 23, Township 8 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, said Tract being conveyed to Falk Investments -Salem, LLC, an Oregon Limited Liability Company, as Parcel 1 in Reel 4082, Page 237, Marion County Deed Records in Section 23, Township 8 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, being more specifically described as follows:

Beginning at a 5/8" Iron Rod at the at the angle point in the west line of said Falk Investments – Salem, LLC Parcel 1 Tract;

THENCE leaving said west line N 75°38'25" E 65.70 feet;

THENCE S 89°37'08" E 102.97 feet;

THENCE N 04°14'14" W 26.58 feet;

THENCE N 66°14'23" E 32.18 feet to the Westerly Right-of-Way line of U.S. Highway 99E (Commercial Street SE)

THENCE along said west right-of-way line S 23°45'39" E 51.32 feet to a 1/2" Iron Pipe;

THENCE continuing along said west right-of-way line S 23°47'39" E 222.35 feet to a 1/2" Iron Pipe at the northeast corner said Falk Investments – Salem, LLC Parcel 3 Tract;

THENCE continuing along said west right of way line S 23°47'39" E 6.96' to a point;

Thence leaving said west right-of-way line S 65°45'29" E 101.78 feet to a point;

THENCE S 00°01'03" W 165.70 feet to a 5/8" iron rod on the Northerly Right-of-Way line of Waln Drive SE;

THENCE along said right-of-way line S 66°15'56" W 25.89 feet to a 5/8" iron rod;

THENCE along said right-of-way line S 69°08'22" W 153.93 feet to a 5/8" iron rod;

THENCE along said right-of-way line along the arc of a 170.00-foot radius curve right (chord bears S 77°24'30" E 49.04 feet) 49.18 feet, to a 5/8" iron rod at the southwest corner of said Falk Investments – Salem, LLC Parcel 1 Tract;

THENCE along the west line of said Falk Investments – Salem, LLC Parcel 1 Tract N 00°06'40" E 476.58 feet back to the point of beginning

EXHIBIT C