

**After recording, return to:**

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

Until Change is Requested,  
Send Tax Statements to:

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

**PARCEL CONSOLIDATION DEED  
(Bargain and Sale)**

Falk Investments - Salem, LLC, an Oregon limited liability company (“**Falk**”), with an address of 3300 NW 185<sup>th</sup> 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 Parcel 1**”). Falk is also the owner of certain real property in Marion County, Oregon, as described on the attached Exhibit B (“**Falk Parcel 2**”).

Falk desires to consolidate the above-described parcels into a single parcel. The Land Use Planning Division of Marion County \_\_\_\_\_ approved the desired consolidation, as evidenced in County Casefile \_\_\_\_\_.

NOW THEREFORE, Falk conveys to Falk the real property in Marion County, Oregon more particularly described in the attached Exhibit C, free of encumbrances except all reservations, easements, rights-of-way, covenants, conditions and restrictions of record.

The true consideration for this conveyance consists of other property or value given or promised, which is either part or the whole consideration.

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, 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.

Executed as of \_\_\_\_\_, 2022.

*[Signature and notary acknowledgment appear on the following page]*

**Exhibits:**

- A: Falk Parcel 1
- B: Falk Parcel 2
- C: Consolidated Falk Parcel

3 – Parcel Consolidation Deed  
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**EXHIBIT A**  
Falk Parcel 1

Map, Tax Lot: 083W23A-00900

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 a portion of Parcel 3 of that land conveyed by deed recorded August 1, 2007, in Reel 2851 at Page 398 & 399, Marion County Deed Records, being more specifically described as follows:

Beginning at the Northeast corner of said Parcel 5, being 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" West 6.70 feet to the Southeast corner of said Parcel 5, being also the Northeast corner of Parcel 4 of said deed; thence leaving said right-of-way line along the common line of Parcel 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 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.

**EXHIBIT B**  
Falk Parcel 2

Map, Tax Lot: 083W23A -01000

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 Page 398 & 399, Marion County Deed Records, being more specifically describes as follows:

Beginning at the Northeast corner of said Parcel 4, lying South 23°47'39" West 6.70 feet from 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" West 121.22 feet to the intersection with the North Line of Wain Drive as dedicated in Reel 3418, at Page 247; thence continuing along said North right-of-way line 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 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.

**EXHIBIT C**  
Consolidated Falk Parcel

A tract of land in Section 23, Township 8 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, said Tract being all of Parcel 2 and Parcel 3 of that land conveyed by deed recorded May 29, 2018, in Reel 4082 at Page 237, Marion County Deed Records.