

**After recording, return to:**

Salem N RE, LLC  
PO Box 12969  
Salem, OR 97309

**Send tax statements to:**

Salem N RE, LLC  
PO Box 12969  
Salem, OR 97309

Consideration = \$0

## **Property Line Adjustment Deed (Consolidation 2 of 2)**

Salem N RE, LLC, an Oregon limited liability company, hereinafter called Grantee, PO Box 12969, Salem, OR 97309, is the owner of real property described in Parcel 3, Reel 4646, Page 467, Marion County Deed Records, located in the City of Salem, Marion County, Oregon, referred to herein as Property A, more particularly described on Exhibit A, which is attached hereto and by this reference incorporated herein.

Salem N RE, LLC, an Oregon limited liability company, hereinafter called Grantor, PO Box 12969, Salem, OR 97309, is the owner of real property described in Exhibit "C", Reel \_\_\_\_, Page \_\_\_\_, Marion County Deed Records, located in the City of Salem, Marion County, Oregon, referred to herein as Property B, and 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 38,149 square feet and will hereafter be eliminated, and Property B will be increased in size by approximately 38,149 square feet 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 property as described on Exhibit C, Grantor does hereby grant, transfer, and convey unto Grantee all of that certain real property situated in the City of Salem, Marion County, Oregon, described on the aforementioned Exhibit A, which is attached hereto and incorporated herein by this reference.

“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 \$0; 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 \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_.

**GRANTOR**

Salem N RE, LLC,  
an Oregon limited liability company

\_\_\_\_\_  
\_\_\_\_\_

**GRANTEE**

Salem N RE, LLC,  
an Oregon limited liability company

\_\_\_\_\_  
\_\_\_\_\_

State of Oregon                    )  
  ) ss.  
County of \_\_\_\_\_ )

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

Before me:

\_\_\_\_\_  
Notary Public for \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

## EXHIBIT "A"

Legal Description For:  
Original Property "A"

Beginning at the Northwest corner of Lot 3, Block 4, DON-RAE VILLAGE NO. 2, in Township 7 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence North  $89^{\circ}48'$  West 132.00 to a point on the West line of a tract of land conveyed to Lelace H. Ellis by deed recorded in Volume 387, Page 483, Deed Records for said County and State; thence N.  $0^{\circ}01'$  E. along the west line of said tract 279.85 feet to a point on the southerly line of Market Street; thence North  $82^{\circ}03'$  East, along the Southerly line of said Market Street, 132.28 feet to a point on the East line of the said Ellis tract; thence South  $0^{\circ}01'$  West 298.75 feet to the place of beginning.

## EXHIBIT "B"

### Legal Description For: Original Property "B"

A unit of land situated in the northwest one-quarter and the northeast one-quarter of Section 24, Township 7 South, Range 3 West, of the Willamette Meridian, in the City of Salem, Marion County, Oregon, said unit of land being more particularly described as follows:

Beginning at a point on the south right of way line of Market Street NE, said point being the northeast corner of that property described in "Parcel 4" of that instrument recorded in Reel 4646, Page 467, Marion County Deed Records; and running thence:  
along the east line of said "Parcel 4", South 00°05'45" West 308.86 feet to the southeast corner thereof;  
thence along the south line of said "Parcel 4", and the south line of "Parcel 1" of said instrument recorded in Reel 4646, Page 467, South 89°31'45" West 333.96 feet to a point on the east right of way line of Park Avenue NE;  
thence Northerly along said east right of way line the following four courses;  
North 00°11'29" East 79.43 feet;  
North 03°55'22" East 92.20 feet;  
North 02°11'26" West 69.63 feet;  
North 34°21'12" East 33.26 feet to a point on the southerly right of way line of Market Street NE;  
thence along said southerly right of way line, North 82°07'03" East 314.76 feet to the Point of Beginning, containing 2.178 acres of land, more or less.

Bearings are referenced to NAD83(2011), Epoch 2010.00, Oregon Coordinate Reference System (OCRS) Salem Zone.

## EXHIBIT "C"

Legal Description For:  
Adjusted Property "B"

A unit of land situated in the northwest one-quarter and the northeast one-quarter of Section 24, Township 7 South, Range 3 West, of the Willamette Meridian, in the City of Salem, Marion County, Oregon, said unit of land being more particularly described as follows:

Beginning at the northwest corner of Lot 3, Block 4, DON RAE VILLAGE NO. 2, as platted and recorded in Volume 22, Page 27, Marion County Book of Town Plats, said point also being the southeast corner of that property described in "Parcel 3" of that instrument recorded in Reel 4646, Page 467, Marion County Deed Records; and running thence:  
along the south line of said "Parcel 3", North 89°40'05" West 131.91 feet to the southwest corner thereof, said point being on the east line of that property described in "Parcel 4" of that instrument recorded in Reel 4646, Page 467, Marion County Deed Records;  
thence along said east line, South 00°05'45" West 29.16 to the southeast corner thereof;  
thence along the south line of said "Parcel 4", and the south line of "Parcel 1" of said instrument recorded in Reel 4646, Page 467, South 89°31'45" West 333.96 feet to a point on the east right of way line of Park Avenue NE;  
thence Northerly along said east right of way line the following four courses;  
North 00°11'29" East 79.43 feet;  
North 03°55'22" East 92.20 feet;  
North 02°11'26" West 69.63 feet;  
North 34°21'12" East 33.26 feet to a point on the southerly right of way line of Market Street NE;  
thence along said southerly right of way line, North 82°07'03" East 447.94 feet to the northeast corner of said "Parcel 3";  
thence along the east line of said "Parcel 3", South 00°05'32" West 298.73 feet to the Point of Beginning, containing 3.055 acres of land, more or less.

Bearings are referenced to NAD83(2011), Epoch 2010.00, Oregon Coordinate Reference System (OCRS) Salem Zone.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

PRELIMINARY

OREGON  
JANUARY 10, 2023  
BRAD ROBERT HARRIS  
96889PLS

EXPIRES: 06/30/2025