

PRELIMINARY

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 1 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 4, 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 Parcel 1, Reel 4646, Page 467, 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 39,542 square feet, and will hereafter be eliminated, and Property B will be increased in size by approximately 39,542 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.

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“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.

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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 a point 19.47 chains East and North $0^{\circ}07'$ West 13.27 chains from the Southwest corner of the Donation Land Claim of I.N. Gilbert and wife in Township 7 South, Range 3 West of the Willamette Meridian, in the City of Salem, Marion County, Oregon; thence South $89^{\circ}37'$ West 2.005 chains; thence North $0^{\circ}07'$ West 4.86 chains to the middle of the County Road (known as the Garden Road); thence North $82^{\circ}15'$ East 2.025 chains along said County Road; thence South $0^{\circ}07'$ East 5.12 chains to the place of beginning.

EXHIBIT "B"

Legal Description For: Original Property "B"

Beginning at a point in the center of Park Avenue which is recorded as being 14.00 chains East and 13.24 chains North from the Southwest corner of the I.N. Gilbert and wife Donation Land Claim in Section 24, Township 7 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, said beginning point being the Southwest corner of that tract of land described in Volume 392, Page 486, Deed Records, Marion County; thence North $89^{\circ}38'19''$ East, along the South line of said tract of land, a distance of 20.00 feet to an iron pipe on the Easterly right of way line of said Park Avenue, and being the true point of beginning; thence North $00^{\circ}20'$ East, along said East right of way line, a distance of 265.54 feet to an iron pipe on the Southerly right of way line of Market Street; thence North $82^{\circ}14'38''$ East, along said Southerly right of way line, a distance of 203.31 feet to an iron pipe on the East line of said tract of land described in Volume 392, Page 486; thence South $00^{\circ}03'13''$ West, along said East line, a distance of 291.70 feet to an iron rod marking the Southeast corner thereof; thence South $89^{\circ}38'19''$ West, along said South line, a distance of 202.72 feet to the point of beginning.

SAVE AND EXCEPT that portion conveyed to the City of Salem for public right of way purposes by deed recorded April 21, 2004, Reel 2305, Page 220, Marion County Records.

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 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.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
JANUARY 10, 2023
BRAD ROBERT HARRIS
96889PLS

EXPIRES: 06/30/2025