

After recording, return to:
City Recorder, City of Salem
555 Liberty Street SE, Room 225
Salem, OR 97301-3513

REEL 4605 PAGE 19
MARION COUNTY
BILL BURGESS, COUNTY CLERK
03-16-2022 01:56 pm.
Control Number 698208 \$ 131.00
Instrument 2022 00012154

Send tax statements to:
Finance Department, City of Salem
555 Liberty Street SE, Room 320
Salem, OR 97301-3513

\$0 Conveyance

Property Line Adjustment Deed

City of Salem, an Oregon Municipal Corporation, hereinafter called Grantor, 350 Commercial St NE, Salem, OR 97301, is the owner of real property located in Marion County, Oregon, referred to herein as Property A, and more particularly described on Exhibit A, which is attached hereto and by this reference incorporated herein. United Way of the Mid-Willamette Valley, Inc., hereinafter called Grantor, 455 Biller Avenue NE, Salem, OR 97301, is the owner of real property located in 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.

City of Salem, an Oregon Municipal Corporation, hereinafter called Grantee, 350 Commercial St NE, Salem, OR 97301, is the owner of real property located in Marion County, Oregon, referred to herein as Property A, and more particularly described on Exhibit A, which is attached hereto and by this reference incorporated herein. United Way of the Mid-Willamette Valley, Inc., hereinafter called Grantee, 455 Biller Avenue NE, Salem, OR 97301, is the owner of real property located in 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 decreased in size by approximately 2,280 Square Feet and will hereafter consist of only the land described on Exhibit C, which is attached hereto and incorporated herein by this reference, and Property B will be increased in size by approximately 2,280 Square Feet and will hereafter consist of the land more particularly described on Exhibit D, which is attached hereto and incorporated herein by this reference.

NOW THEREFORE, in order to affect the property line adjustment and to create the reconfigured lot as described on Exhibits C and D, Grantor does hereby grant, transfer, and convey unto Grantee all of that certain real property situated in Marion County, Oregon, described on Exhibit E, which is attached hereto and by this reference incorporated herein. Grantor and Grantee agree and acknowledge that upon the full execution and recording of this Property Line Adjustment Deed, City of Salem, an Oregon Municipal Corporation shall thereupon be the sole owner of the land described in Exhibit C hereto, and the land described in Exhibit D hereto shall thereupon be owned solely by United Way of the Mid-Willamette Valley, Inc.

“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 zero; 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 and the two parcels are to remain separate and distinct.

This property line adjustment deed is executed this 14th day of March, 2022.

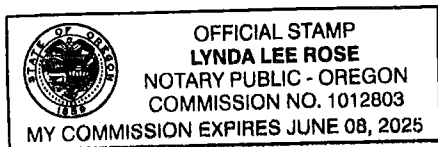
City of Salem, an Oregon Municipal
Corporation

By: [Signature]
Kristin Retherford, Interim City Manager,
Grantor

STATE OF OREGON)
) ss.

County of Marion)

This instrument was acknowledged before me on March 14, 2022,
by Kristin Retherford, as Interim City Manager,
City of Salem, Oregon.



[Signature]
Notary Public—State of Oregon
My commission expires: June 8, 2025

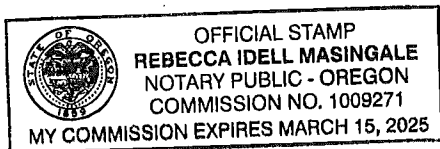
United Way of the Mid-Willamette Valley,
Inc.

By: [Signature]
Rhonda Wolf, its Chief Executive Officer
Grantor

STATE OF OREGON)
) ss.

County of Polk)

This instrument was acknowledged before me on March 11, 2022,
by Rhonda Wolf, its Chief Executive Officer



Notary Public—State of Oregon
My commission expires: March 15, 2025

[Signature]

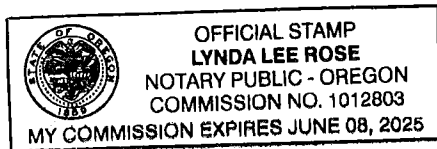
City of Salem, an Oregon Municipal Corporation

By: [Signature]
Kristin Retherford, Interim City Manager,
Grantee

STATE OF OREGON)
) ss.

County of Marion)

This instrument was acknowledged before me on March 14, 20 22,
by Kristin Retherford, as Interim City Manager,
City of Salem, Oregon.



[Signature]
Notary Public—State of Oregon
My commission expires: June 8, 2025

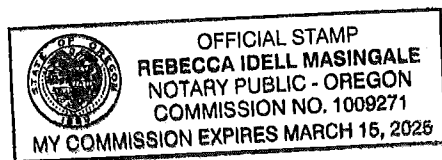
United Way of the Mid-Willamette Valley,
Inc.

By: [Signature]
Rhonda Wolf, its Chief Executive Officer
Grantee

STATE OF OREGON)
) ss.

County of Polk)

This instrument was acknowledged before me on March 11, 20 22,
by Rhonda Wolf, its Chief Executive Officer



Notary Public—State of Oregon
My commission expires: March 15, 2025

[Signature]

EXHIBIT A
LEGAL DESCRIPTION
PROPERTY A

Tract "A" in Lot One (1), of AMENDED PLAT OF HELTZEL'S GARDEN TRACTS, Marion County, Oregon.

Save and Except the Easterly 66.10 feet thereof.

The above described property contains 11,176 square feet, more or less.

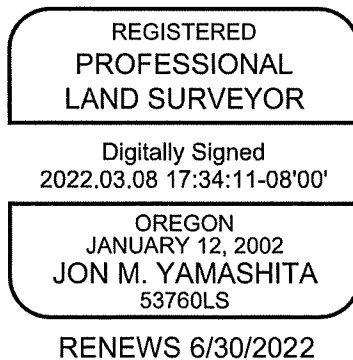


EXHIBIT B
LEGAL DESCRIPTION
PROPERTY B

The East half of Tract "B", Lot One (1), of AMENDED PLAT OF HELTZEL'S GARDEN TRACTS in Marion County, Oregon, as recorded in Volume 14, Page 5, of the Marion County Record of Town Plats and more particularly described as follows:

Beginning at a point in the center of a County Road and on the North line of Lot 1 of said Garden Tracts, said point being 136.1 feet Westerly from the Northeast corner of said Lot 1 and running thence Southerly and parallel with the East line of said Lot 160.0 feet; thence Westerly and parallel with the North line of said Lot 1, 68.05 feet; thence Northerly and parallel with the East line of said Lot 1, 160.0 feet to the North line of said Lot 1 and the center of a County Road; thence Easterly along the center of said Road and the North line of said Lot, 68.05 feet to the place of beginning.

SAVE AND EXCEPT a 30 foot strip of land parallel and adjacent to the North line of the herein described parcel which is reserved for public roadway purposes.

The above described property contains 10,871 square feet, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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OREGON
JANUARY 12, 2002
JON M. YAMASHITA
53760LS

RENEWS 6/30/2022

EXHIBIT C

LEGAL DESCRIPTION

Real property being a portion of Tract A and Tract B of Lot 1 of AMENDED PLAT OF HELTZEL'S GARDEN TRACTS in Marion County, Oregon, as recorded in Volume 14, Page 5, of the Marion County Book of Town Plats, lying within the Northeast quarter of Section 19, Township 7 South, Range 2 West, Willamette Meridian, City of Salem, Marion County, Oregon, and more particularly described as follows:

Beginning at the northwest corner of the East 66.10 feet of said Tract A, from which "RM 5068", a 1" Brass Disk in curb set at Engineer's Centerline Station 37+83.98, 23.28'L in Survey Number 38570, Marion County Survey Records, bears South 02°13'35" East a distance of 96.72 feet; thence North 88°22'01" West along the north lines of said Tract A and said Tract B a distance of 137.92 feet to the northwest corner of the east half of said Tract B; thence South 03°11'37" West along the west line of said east half a distance of 38.93 feet to a point on the south line of that property dedicated as public right-of-way by Resolution No. 2021-6 and recorded March 12, 2021 as Reel 4462, Page 108, Marion County Deed Records; thence along said public right-of-way line, on the arc of a non-tangent 470.00 foot radius curve to the right (radius point bears South 16°09'05" West), through a central angle of 18°13'43", an arc length of 149.53 feet (chord bears South 64°44'06" East a distance of 148.90 feet) to a point on the west line of said East 66.10 feet; thence North 03°07'23" East along said last mentioned west line a distance of 98.64 feet to the POINT OF BEGINNING.

Subject to the rights of the public for right of way.

Bearings based on Survey Number 38570, Marion County Survey Records.

Contains 8,896 square feet (0.204 acres), more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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OREGON
JANUARY 12, 2002
JON M. YAMASHITA
53760LS

RENEWS 6/30/2022

EXHIBIT D
LEGAL DESCRIPTION

Real property being a portion of Tract A and Tract B of Lot 1 of AMENDED PLAT OF HELTZEL'S GARDEN TRACTS in Marion County, Oregon, as recorded in Volume 14, Page 5, of the Marion County Book of Town Plats, lying within the Northeast quarter of Section 19, Township 7 South, Range 2 West, Willamette Meridian, City of Salem, Marion County, Oregon, and more particularly described as follows:

Beginning at the southwest corner of the East 66.10 feet of said Tract A, from which "RM 5068", a 1" Brass Disk in curb set at Engineer's Centerline Station 37+83.98, 23.28'L in Survey Number 38570, Marion County Survey Records, bears North 11°12'52" East a distance of 64.06 feet; thence North 88°25'28" West along the south lines of said Tract A and said Tract B a distance of 138.12 feet to the southwest corner of the east half of said Tract B; thence North 03°11'37" East along the west line of said east half a distance of 120.94 feet to a point on the south line of that property dedicated as public right-of-way by Resolution No. 2021-6 and recorded March 12, 2021 as Reel 4462, Page 108, Marion County Deed Records; thence along said public right-of-way line, on the arc of a non-tangent 470.00 foot radius curve to the right (radius point bears South 16°09'05" West), through a central angle of 18°13'43", an arc length of 149.53 feet (chord bears South 64°44'06" East a distance of 148.90 feet) to a point on the west line of said East 66.10 feet; thence South 03°07'23" West along said last mentioned west line a distance of 61.09 feet to the POINT OF BEGINNING.

Bearings based on Survey Number 38570, Marion County Survey Records.

Contains 13,151 square feet (0.302 acres), more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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OREGON
JANUARY 12, 2002
JON M. YAMASHITA
53760LS

RENEWS 6/30/2022

EXHIBIT E

LEGAL DESCRIPTION

Transfer Property A to B:

Real property being a portion of Tract A of Lot 1 of AMENDED PLAT OF HELTZEL'S GARDEN TRACTS in Marion County, Oregon, as recorded in Volume 14, Page 5, of the Marion County Book of Town Plats, lying within the Northeast quarter of Section 19, Township 7 South, Range 2 West, Willamette Meridian, City of Salem, Marion County, Oregon, and more particularly described as follows:

BEGINNING at the southwest corner of the East 66.10 feet of said Tract A, from which "RM 5068", a 1" Brass Disk in curb set at Engineer's Centerline Station 37+83.98, 23.28'L in Survey Number 38570, Marion County Survey Records, bears North 11°12'52" East a distance of 64.06 feet; thence North 88°25'28" West along the south line of said Tract A a distance of 70.05 feet to the southwest corner of said Tract A; thence North 03°09'36" East along the west line of said Tract A a distance of 97.83 feet to a point on the south line of that property dedicated as public right-of-way by Resolution No. 2021-6 and recorded March 12, 2021 as Reel 4462, Page 108, Marion County Deed Records; thence along said public right-of-way line, on the arc of a non-tangent 470.00 foot radius curve to the right (radius point bears South 24°50'31" West), through a central angle of 09°32'14", an arc length of 78.23 feet (chord bears South 60°23'22" East a distance of 78.14 feet) to a point on the west line of said East 66.10 feet; thence South 03°07'23" West along said west line a distance of 61.09 feet to the POINT OF BEGINNING.

Bearings based on Survey Number 38570, Marion County Survey Records.

Contains 5,531 square feet (0.130 acres), more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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OREGON
JANUARY 12, 2002
JON M. YAMASHITA
53760LS

RENEWS 6/30/2022

EXHIBIT E

LEGAL DESCRIPTION

Transfer Property B to A:

Real property being a portion of Tract B of Lot 1 of AMENDED PLAT OF HELTZEL'S GARDEN TRACTS in Marion County, Oregon, as recorded in Volume 14, Page 5, of the Marion County Book of Town Plats, lying within the Northeast quarter of Section 19, Township 7 South, Range 2 West, Willamette Meridian, City of Salem, Marion County, Oregon, and more particularly described as follows:

BEGINNING at the northeast corner of said Tract B, from which "RM 5068", a 1" Brass Disk in curb set at Engineer's Centerline Station 37+83.98, 23.28'L in Survey Number 38570, Marion County Survey Records, bears South 36°44'56" East a distance of 123.10 feet; thence South 03°09'36" West along the east line of said Tract B a distance of 61.97 feet to a point on the south line of that property dedicated as public right-of-way by Resolution No. 2021-6 and recorded March 12, 2021 as Reel 4462, Page 108, Marion County Deed Records; thence along said public right-of-way line on the arc of a non-tangent 470.00 foot radius curve to the left (radius point bears South 24°50'31" West), through a central angle of 08°41'29", an arc length of 71.30 feet (chord bears North 69°30'13" West a distance of 71.23 feet) to a point on the west line of the East half of said Tract B; thence North 03°11'37" East along said west line a distance of 38.93 feet to a point on the north line of said Tract B; thence South 88°22'01" East along said north line a distance of 67.99 feet to the POINT OF BEGINNING.

Bearings based on Survey Number 38570, Marion County Survey Records.

Contains 3,366 square feet (0.077 acres), more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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OREGON
JANUARY 12, 2002
JON M. YAMASHITA
53760LS

RENEWES 6/30/2022

REEL: 4605

PAGE: 19

March 16, 2022, 01:56 pm.

CONTROL #: 698208

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: \$ 131.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.