

After Recording Return to:
Kevin L. Swan
Bittner Hahs Postma Swan
4949 Meadows Road, Ste 260
Lake Oswego, OR 97035

Until a change is requested, all tax statements shall be sent to the following name and address:
North Place Apartments Phase 2, LLC
27375 SW Parkway Avenue
Wilsonville, OR 97070

The true and actual consideration paid for this transaction is: Other value is the true consideration

Property Line Adjustment Deed

North Place Apartments Phase 2, LLC, an Oregon limited liability company, Grantor, whose address is 27375 SW Parkway Avenue, Wilsonville, OR 97070, is the owner of real property located in Marion County, Oregon, referred to herein as Property A, and more particularly described on Exhibit A, attached hereto and incorporated by this reference. North Place Apartments Phase 2, LLC, an Oregon limited liability company, Grantee, whose address is 27375 SW Parkway Avenue, Wilsonville, OR 97070, is the owner of real property located in Marion County, Oregon, referred to herein as Property B, and more particularly described on Exhibit B, attached hereto and incorporated by this reference.

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 to zero (0) acres, and Property B will be increased in size by approximately 0.33 acres and will hereafter consist of the land more particularly described on Exhibit C, attached hereto and incorporated by this reference.

NOW THEREFORE, in order to effect the property line adjustment and to create the reconfigured lots as described herein and on Exhibit C, Grantor does hereby grant, transfer, and convey unto Grantee, all of that certain real property situated in Marion County, Oregon, described on Exhibit A.

“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 ten dollars (\$10.00); however, the actual consideration consists of other property or values which is the whole consideration. The purpose of this Deed is to effect a property line adjustment.

GRANTOR:

NORTH PLACE APARTMENTS PHASE 2, LLC

By: _____
Name: Kiril Ivanov
Title: Manager

STATE OF OREGON)
) ss.
COUNTY OF Clackamas)

Personally appeared before me on the _____ day of _____, 2023, the above-named Kiril Ivanov who did say he was the Manager of North Place Apartments Phase 2, LLC, and that this instrument was signed in behalf of said limited liability company by authority of its operating agreement; and acknowledged that he executed the foregoing as its voluntary act and deed.

NOTARY PUBLIC for Oregon,
My Commission expires: _____.

GRANTEE:

NORTH PLACE APARTMENTS PHASE 2, LLC

By: _____

Name: Kiril Ivanov

Title: Manager

STATE OF OREGON)

) ss.

COUNTY OF Clackamas)

Personally appeared before me on the _____ day of _____, 2023, the above-named Kiril Ivanov who did say he was the Manager of North Place Apartments Phase 2, LLC, and that this instrument was signed in behalf of said limited liability company by authority of its operating agreement; and acknowledged that he executed the foregoing as its voluntary act and deed.

NOTARY PUBLIC for Oregon,

My Commission expires: _____.

EXHIBIT A

Property A:

Parcel 1

LEGAL DESCRIPTION: Real property in the County of Marion, State of Oregon, described as follows:

Beginning at a point on the north line of the William B. Stephens Donation Land Claim which is 13.56 chains West of the Southeast corner of the Sanford Stephens Donation Land Claim in Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, said point of beginning being the Northwest corner of a tract of land conveyed to Alice Lee Haugen, by deed recorded in Volume 581, Page 78, Deed Records for Marion County, Oregon; thence South 30' East, along the west line of said Haugen tract, 20.44 chains to the North line of a tract of land conveyed to Ronald Christofferson, by deed recorded in Volume 655, Page 148, Deed Records for Marion County, Oregon; thence west, along the North line of said Christofferson tract 7.82 chains to the most Easterly Southeast corner of a tract of land conveyed to Camille J. Stupfel, et ux, by deed recorded in Volume 165, Page 262, Deed Records for Marion County, Oregon; thence North 30' West, along the East line of said Stupfel tract, 20.56 chains to the North line of the William B. Stephens Donation Land Claim; thence East 7.82 chains to the point of beginning.

SAVE AND EXCEPT: Beginning at a point on the North line of the William B. Stephens Donation Land Claim in Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, which is 21.38 chains West of the Southeast corner of the Sanford Stephens Donation Land Claim in said Township and Range, and is the most Easterly Northeast corner of a tract of land conveyed to Camille J. Stupfel, et ux, by deed recorded in Volume 165, Page 262, Deed Records for Marion County, Oregon; thence South 30' East, along the east line of said Stupfel tract, a distance of 210 feet; thence East, parallel with the North line of said William B. Stephens Donation Land Claim, a distance of 95 feet; thence North 30' West 210 feet to a point on the North line of said Donation Land Claim which is 95 feet East of the place of beginning; thence West 95 feet to the place of beginning.

NOTE: This legal description was created prior to January 1, 2008.

Parcel 2

LEGAL DESCRIPTION: Real property in the County of Marion, State of Oregon, described as follows:

BEGINNING AT A POINT ON THE NORTH LINE OF THE WILLIAM B. STEPHENS DONATION LAND CLAIM IN TOWNSHIP 6 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN MARION COUNTY, OREGON, WHICH IS 21.38 CHAINS WEST OF THE SOUTHEAST CORNER OF THE SANFORD STEPHENS DONATION LAND CLAIM IN TOWNSHIP AND RANGE, AND IS THE MOST EASTERLY NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO CAMILLE J. STUPFEL, ET UX, BY DEED RECORDED IN VOLUME 165, PAGE 262, DEED RECORDS FOR MARION COUNTY, OREGON; THENCE SOUTH 30' EAST, ALONG THE EAST LINE OF SAID STUPFEL TRACT, A DISTANCE OF 210 FEET; THENCE EAST, PARALLEL WITH THE NORTH LINE OF SAID WILLIAM B. STEPHENS DONATION LAND CLAIM, A DISTANCE OF 95 FEET; THENCE NORTH 30' WEST 210 FEET TO A POINT ON THE NORTH LINE OF SAID DONATION LAND CLAIM WHICH IS 95 FEET EAST OF THE PLACE OF BEGINNING; THENCE WEST 95 FEET TO THE PLACE OF BEGINNING.

NOTE: This legal description was created prior to January 1, 2008.

EXHIBIT B

Property B:

Parcel 1

LEGAL DESCRIPTION: Real property in the County of Marion, State of Oregon, described as follows:

Beginning at a point on the north line of the William B. Stephens Donation Land Claim which is 13.56 chains West of the Southeast corner of the Sanford Stephens Donation Land Claim in Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, said point of beginning being the Northwest corner of a tract of land conveyed to Alice Lee Haugen, by deed recorded in Volume 581, Page 78, Deed Records for Marion County, Oregon; thence South 30' East, along the west line of said Haugen tract, 20.44 chains to the North line of a tract of land conveyed to Ronald Christofferson, by deed recorded in Volume 655, Page 148, Deed Records for Marion County, Oregon; thence west, along the North line of said Christofferson tract 7.82 chains to the most Easterly Southeast corner of a tract of land conveyed to Camille J. Stupfel, et ux, by deed recorded in Volume 165, Page 262, Deed Records for Marion County, Oregon; thence North 30' West, along the East line of said Stupfel tract, 20.56 chains to the North line of the William B. Stephens Donation Land Claim; thence East 7.82 chains to the point of beginning.

SAVE AND EXCEPT: Beginning at a point on the North line of the William B. Stephens Donation Land Claim in Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, which is 21.38 chains West of the Southeast corner of the Sanford Stephens Donation Land Claim in said Township and Range, and is the most Easterly Northeast corner of a tract of land conveyed to Camille J. Stupfel, et ux, by deed recorded in Volume 165, Page 262, Deed Records for Marion County, Oregon; thence South 30' East, along the east line of said Stupfel tract, a distance of 210 feet; thence East, parallel with the North line of said William B. Stephens Donation Land Claim, a distance of 95 feet; thence North 30' West 210 feet to a point on the North line of said Donation Land Claim which is 95 feet East of the place of beginning; thence West 95 feet to the place of beginning.

NOTE: This legal description was created prior to January 1, 2008.

Parcel 2

LEGAL DESCRIPTION: Real property in the County of Marion, State of Oregon, described as follows:

BEGINNING AT A POINT ON THE NORTH LINE OF THE WILLIAM B. STEPHENS DONATION LAND CLAIM IN TOWNSHIP 6 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN MARION COUNTY, OREGON, WHICH IS 21.38 CHAINS WEST OF THE SOUTHEAST CORNER OF THE SANFORD STEPHENS DONATION LAND CLAIM IN TOWNSHIP AND RANGE, AND IS THE MOST EASTERLY NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO CAMILLE J. STUPFEL, ET UX, BY DEED RECORDED IN VOLUME 165, PAGE 262, DEED RECORDS FOR MARION COUNTY, OREGON; THENCE SOUTH 30' EAST, ALONG THE EAST LINE OF SAID STUPFEL TRACT, A DISTANCE OF 210 FEET; THENCE EAST, PARALLEL WITH THE NORTH LINE OF SAID WILLIAM B. STEPHENS DONATION LAND CLAIM, A DISTANCE OF 95 FEET; THENCE NORTH 30' WEST 210 FEET TO A POINT ON THE NORTH LINE OF SAID DONATION LAND CLAIM WHICH IS 95 FEET EAST OF THE PLACE OF BEGINNING; THENCE WEST 95 FEET TO THE PLACE OF BEGINNING.

NOTE: This legal description was created prior to January 1, 2008.

EXHIBIT C

Two tracts of land located in the Southwest One-Quarter of Section 32, Township 6 South, Range 2 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Beginning at the northeast corner of Lot 391 of the plat "Northstar Phase 4", Book H48, Page 54, Book of Town Plats; thence along the north line of said plat, North $88^{\circ}06'24''$ West 64.00 feet to the east right-of-way line of Lunar Drive NE (30.00 feet from centerline), also being Reference Point 'A'; thence leaving said north line on a non-tangent curve to the left (Radial Bearing of North $88^{\circ}27'39''$ West) with a Radius of 230.00 feet, a Delta of $53^{\circ}59'07''$, a Length of 216.71 feet, and a Chord of North $25^{\circ}27'12''$ West 208.78 feet; thence along a reverse curve to the right with a Radius of 170.00 feet, a Delta of $53^{\circ}36'16''$, a Length of 159.05 feet, and a Chord of North $25^{\circ}38'38''$ West 153.31 feet to a line which is parallel with and 30.00 feet easterly of, when measured at right angles to, the east line of Reel 4095, Page 34, Marion County Records; thence along said parallel line, North $01^{\circ}09'30''$ East 941.30 feet; thence leaving said parallel line on a curve to the right with a Radius of 30.00 feet, a Delta of $91^{\circ}10'51''$, a Length of 47.74 feet, and a Chord of North $46^{\circ}44'56''$ East 42.86 feet to a line which is parallel with and 60.00 feet southerly of, when measured at right angles to, the centerline of Hazelgreen Road NE; thence along said parallel line, South $87^{\circ}39'39''$ East 443.82 feet; thence continuing along said parallel line on a curve to the left with a Radius of 6093.73 feet, a Delta of $00^{\circ}06'33''$, a Length of 11.61 feet, and a Chord of South $87^{\circ}42'55''$ East 11.61 feet to the west line of Reel 4270, Page 437, Marion County Records; thence along said west line, South $01^{\circ}12'49''$ West 1289.55 feet to the north line of the plat "Northstar Phase 5", Book H48, Page 61, Book of Town Plats; thence along said north line, North $88^{\circ}06'24''$ West 258.09 feet to the Point of Beginning.

Together with;

Commencing at the aforementioned Reference Point 'A', being on the north line of the plat "Northstar Phase 4", Book H48, Page 54, Book of Town Plats; thence along said north line, North $88^{\circ}06'24''$ West 60.00 feet to the west right-of-way line of Lunar Drive NE (30.00 feet from centerline), and the Point of Beginning; thence continuing along said north line, North $88^{\circ}06'24''$ West 132.67 feet to the southeast corner of Reel 4095, Page 34, Marion County Records; thence along the east line of said deed, North $01^{\circ}09'30''$ East 207.45 feet; thence leaving said east line on a non-tangent curve to the left (Radial Bearing of North $61^{\circ}34'00''$ East) with a Radius of 230.00 feet, a Delta of $24^{\circ}00'45''$, a Length of 96.39 feet, and a Chord of South $40^{\circ}26'23''$ East 95.69 feet; thence along a reverse curve to the right with a Radius of 170.00 feet, a Delta of $53^{\circ}51'37''$, a Length of 159.81 feet, and a Chord of South $25^{\circ}30'57''$ East 153.99 feet to the Point of Beginning.

The above described tracts of land contain 14.14 acres, more or less.

Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.