

**After recording, return to:**

Mark D. Shipman  
Saalfeld Griggs PC  
PO Box 470  
Salem, OR 97308

**Send tax statements to:**

No Change

## **Property Line Adjustment Deed (Serial 2: 3 of 3)**

SCHOOL DISTRICT 24J, MARION COUNTY OREGON, WHO ALSO APPEARS OF RECORD AS SCHOOL DISTRICT 24 J, MARION COUNTY, OREGON, AND MARION COUNTY SCHOOL DISTRICT NO. 78, AND SCHOOL DISTRICT NO. 24, MARION COUNTY, OREGON, A POLITICAL SUBDIVISION, AND SCHOOL DISTRICT NO. 24, MARION COUNTY, OREGON, collectively hereinafter called Grantor, 2450 LANCASTER DRIVE NE, SALEM, OR 97301, is the owner of real property located in the City of Salem, 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. SCHOOL DISTRICT 24J, MARION COUNTY OREGON, WHO ALSO APPEARS OF RECORD AS SCHOOL DISTRICT 24 J, MARION COUNTY, OREGON, AND MARION COUNTY SCHOOL DISTRICT NO. 78, AND SCHOOL DISTRICT NO. 24, MARION COUNTY, OREGON, A POLITICAL SUBDIVISION, AND SCHOOL DISTRICT NO. 24, MARION COUNTY, OREGON, hereinafter called Grantee, 2450 LANCASTER DRIVE NE, SALEM, OR 97301, is the owner of real property located in the City of Salem, Marion County, Oregon, referred to herein as Property B, 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 3.666 Acres and will hereafter be eliminated, and Property B will be increased in size by approximately 3.666 Acres 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 described on Exhibit C and further depicted on Exhibit D, Grantor does hereby grant, transfer, and convey unto Grantee all of that certain real property situated in Marion County, Oregon, described on Exhibit A, which is attached hereto and by this reference incorporated herein.

“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 N/A; 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 consolidation, and the two parcels are to be consolidated into one.

This property line adjustment deed is executed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

GRANTOR:

SCHOOL DISTRICT 24J, MARION COUNTY OREGON, WHO ALSO APPEARS OF RECORD AS SCHOOL DISTRICT 24 J, MARION COUNTY, OREGON, AND MARION COUNTY SCHOOL DISTRICT NO. 78, AND SCHOOL DISTRICT NO. 24, MARION COUNTY, OREGON, A POLITICAL SUBDIVISION, AND SCHOOL DISTRICT NO. 24, MARION COUNTY, OREGON

By: \_\_\_\_\_  
Joel T. Smallwood, Director of Maintenance &  
Construction Services

STATE OF OREGON )  
 ) ss.  
County of \_\_\_\_\_)

This instrument was acknowledged before me on \_\_\_\_\_, 2024,  
by Joel T. Smallwood, as Director of Maintenance & Construction Services, of Salem-Keizer  
School District 24J, an Oregon municipal corporation, and that said instrument was signed on  
behalf of said corporation by authority of its Board of Directors and acknowledged said  
instrument to be its voluntary act and deed.

By me:

Notary Public—State of Oregon  
My commission expires: \_\_\_\_\_



AKS ENGINEERING &amp; FORESTRY

3700 River Road N, Suite 1, Keizer, OR 97303

P: (503) 400-6028

AKS Job #6656-30

OFFICES IN: BEND, OR | KEIZER, OR | THE DALLES, OR | TUALATIN, OR | VANCOUVER, WA | WHITE SALMON, WA

## EXHIBIT A

### Unit ABCD Description

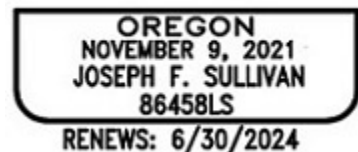
A unit of land, being those units of land described in Volume 15, Page 212, Marion County Deed Records, Book 234, Page 258, Marion County Deed Records, Volume 381, Page 90, Marion County Deed Records, and Volume 380, Page 495, Marion County Deed Records, located in the Northeast One-Quarter of Section 19, Township 7 South, Range 2 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Commencing at the northeast corner of Lot 8, Block 1 of the plat "Pence's Swegle Addition", Volume 17, Page 16, Marion County Book of Town Plats, also being on the west right-of-way line of 45th Avenue NE (County Road No. 737) (30.00 feet from centerline); thence along said west right-of-way line, South 02°10'50" West 313.31 feet to the north line of Book 234, Page 258, Marion County Deed Records, and the Point of Beginning; thence along said north line, South 88°19'59" East 30.00 feet to the east line of said deed; thence along said east line, South 02°10'50" West 232.19 feet to the south line of said deed; thence along said south line, North 88°19'59" West 30.00 feet to the east line of **Reel 2025, Page 8**, Marion County Deed Records; thence tracing the east, north, and west lines of said deed along the following courses: North 02°10'50" East 151.34 feet; thence South 47°10'50" West 9.19 feet; thence South 02°10'50" West 73.59 feet; thence South 03°37'44" West 253.20 feet to the north line of Reel 3475, Page 177, Marion County Deed Records; thence along said north line, North 88°21'31" West 205.14 feet to the west line of said deed; thence along said west line, South 01°38'29" West 8.00 feet to the south line of said deed; thence along said south line and the south line of said **Reel 2025, Page 8**, South 88°21'31" East 217.96 feet to the east line of said Volume 15, Page 212; thence along said east line, South 02°10'50" West 30.00 feet to the centerline of Market Street NE (Market Road No. 21); thence along said centerline, North 88°21'31" West 389.58 feet to the east line of Reel 100, Page 742, Marion County Deed Records; thence along said east line, North 02°10'50" East 452.11 feet to the south line of said plat "Pence's Swegle Addition"; thence along said south line and the south line of Reel 4359, Page 60, Marion County Deed Records, South 88°19'59" East 389.58 feet to the Point of Beginning.

Subject to the rights and interests of the public within the right-of-way of Market Street NE (Market Road No. 21). Subject to the rights and interests of the public within the right-of-way of 45th Avenue NE (County Road No. 737).

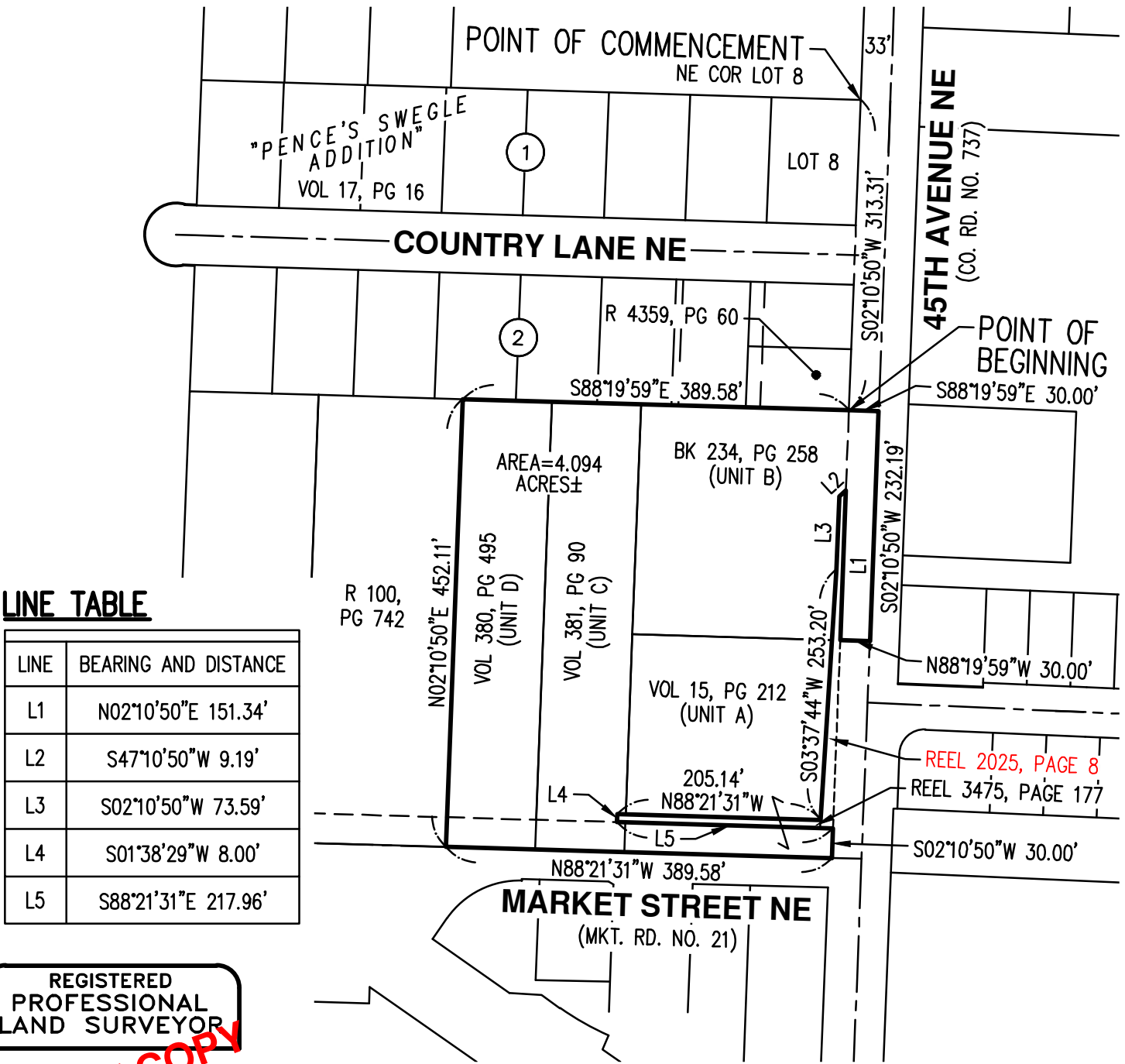
The above described unit of land contains 4.094 acres, more or less.

Basis of Bearings are based on Oregon Coordinate System of 1983, NAD83(2011) Epoch: 2010.00 North Zone.



# EXHIBIT A

A UNIT OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 19,  
TOWNSHIP 7 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN,  
CITY OF SALEM, MARION COUNTY, OREGON



## LINE TABLE

LINE	BEARING AND DISTANCE
L1	N02°10'50"E 151.34'
L2	S47°10'50"W 9.19'
L3	S02°10'50"W 73.59'
L4	S01°38'29"W 8.00'
L5	S88°21'31"E 217.96'

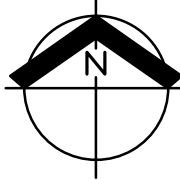
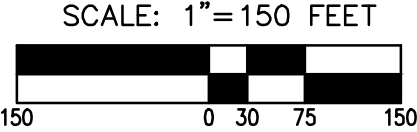
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

**REVIEW COPY**

OREGON  
NOVEMBER 9, 2021  
JOSEPH F. SULLIVAN  
86458LS

RENEWS: 6/30/2024

**PREPARED FOR**  
SALEM-KEIZER SCHOOL DIST 24J  
3630 STATE STREET  
SALEM, OR 97301



AKS ENGINEERING & FORESTRY, LLC  
3700 RIVER RD N, STE 1  
KEIZER, OR 97303  
503.400.6028 WWW.AKS-ENG.COM



UNIT ABCD MAP

TL 072W19AC 00100	
DRWN: WCB	CHKD: JFS
AKS JOB: 6656-30	EXHIBIT <b>A</b>



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AKS Job #6656-30

OFFICES IN: BEND, OR | KEIZER, OR | THE DALLES, OR | TUALATIN, OR | VANCOUVER, WA | WHITE SALMON, WA

## EXHIBIT B

### Unit EFG Description

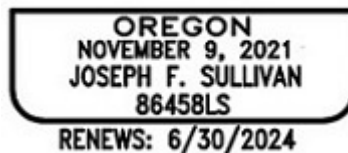
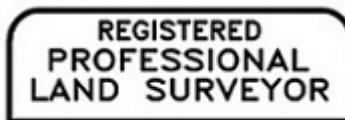
A unit of land, being those units of land described in Reel 100, Page 742, Marion County Deed Records, Reel 100, Page 1989, Marion County Deed Records, and Reel 121, Page 1250, Marion County Deed Records, located in the Northeast One-Quarter of Section 19, Township 7 South, Range 2 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Commencing at the northeast corner of Lot 8, Block 1 of the plat "Pence's Swegle Addition", Volume 17, Page 16, Marion County Book of Town Plats, also being on the west right-of-way line of 45th Avenue NE (County Road No. 737) (30.00 feet from centerline); thence along said west right-of-way line, South 02°10'50" West 313.31 feet to the south line of Reel 4359, Page 60, Marion County Deed Records; thence along said south line and the south line of said plat, North 88°19'59" West 389.58 feet to the west line of Volume 380, Page 495, Marion County Deed Records, and the Point of Beginning; thence along said west line, South 02°10'50" West 452.11 feet to the centerline of Market Street SE (Market Road No. 21); thence along said centerline, North 88°21'31" West 275.85 feet to the east line of Reel 2831, Page 327, Marion County Deed Records; thence along said east line, North 02°12'33" East 452.23 feet to the south line of said plat "Pence's Swegle Addition"; thence along said south line, South 88°19'59" East 275.62 feet to the Point of Beginning.

Subject to the rights and interests of the public within the right-of-way of Market Street NE (Market Road No. 21).

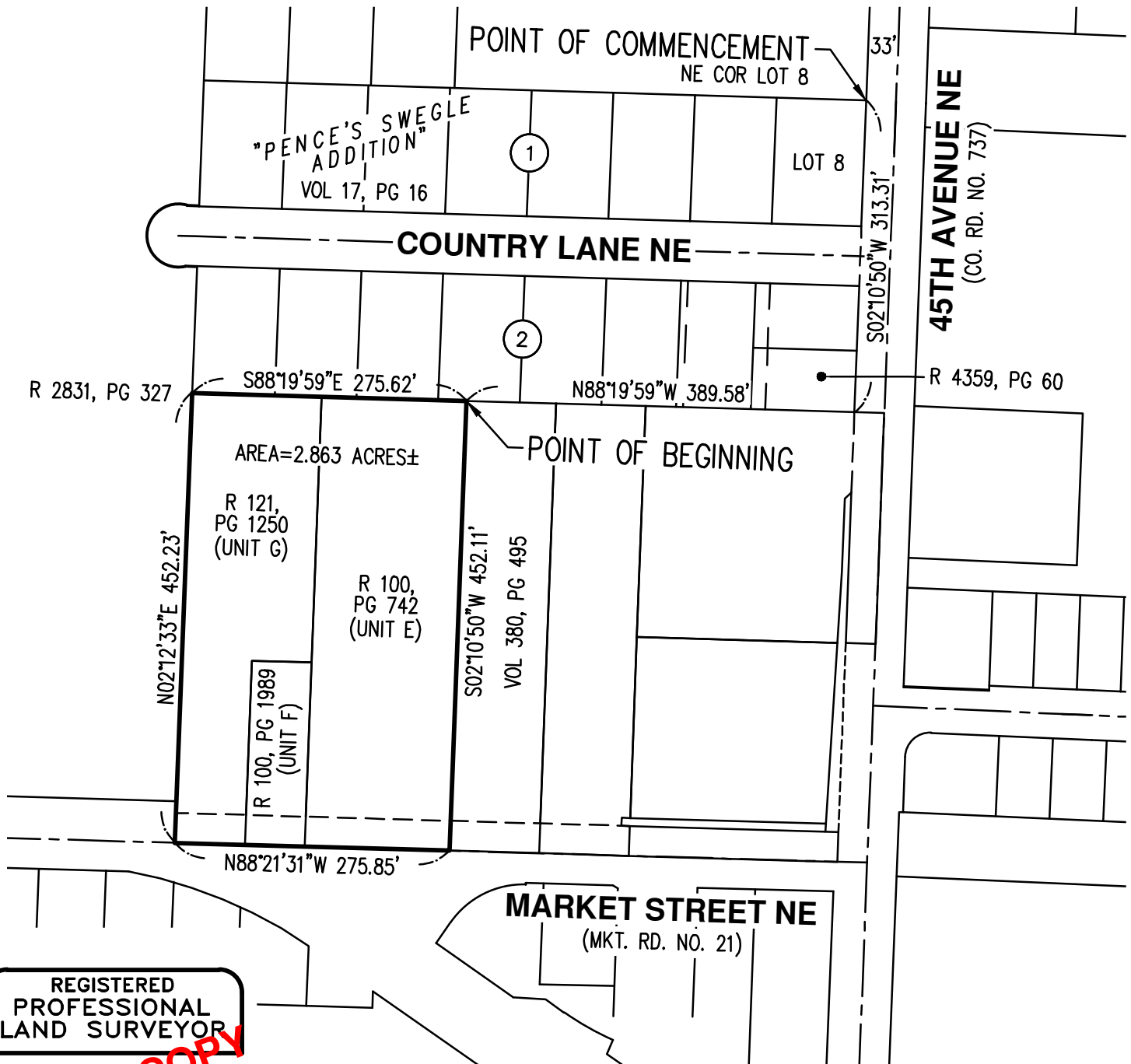
The above described unit of land contains 2.863 acres, more or less.

Basis of Bearings are based on Oregon Coordinate System of 1983, NAD83(2011) Epoch: 2010.00 North Zone.



# EXHIBIT B

A UNIT OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 19,  
TOWNSHIP 7 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN,  
CITY OF SALEM, MARION COUNTY, OREGON



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LAND SURVEYOR

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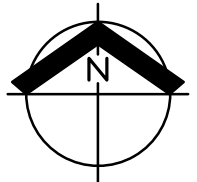
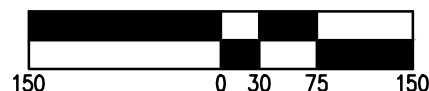
OREGON  
NOVEMBER 9, 2021  
JOSEPH F. SULLIVAN  
86458LS

RENEWS: 6/30/2024

**PREPARED FOR**

SALEM-KEIZER SCHOOL DIST 24J  
3630 STATE STREET  
SALEM, OR 97301

SCALE: 1"=150 FEET



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**AKS**

UNIT EFG MAP

TL 072W19AC 00100

DRWN: WCB CHKD: JFS

AKS JOB:

6656-30

EXHIBIT

**B**





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OFFICES IN: BEND, OR | KEIZER, OR | THE DALLES, OR | TUALATIN, OR | VANCOUVER, WA | WHITE SALMON, WA

## EXHIBIT C

### Consolidated Unit ABCDEFG Description

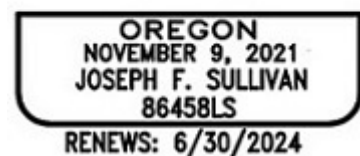
A unit of land, being those units of land described in Volume 15, Page 212, Marion County Deed Records, Book 234, Page 258, Marion County Deed Records, Volume 381, Page 90, Marion County Deed Records, and Volume 380, Page 495, Marion County Deed Records, Reel 100, Page 742, Marion County Deed Records, Reel 100, Page 1989, Marion County Deed Records, and Reel 121, Page 1250, Marion County Deed Records, located in the Northeast One-Quarter of Section 19, Township 7 South, Range 2 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

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Subject to the rights and interests of the public within the right-of-way of Market Street NE (Market Road No. 21). Subject to the rights and interests of the public within the right-of-way of 45th Avenue NE (County Road No. 737).

The above described unit of land contains 6.957 acres, more or less.

Basis of Bearings are based on Oregon Coordinate System of 1983, NAD83(2011) Epoch: 2010.00 North Zone.



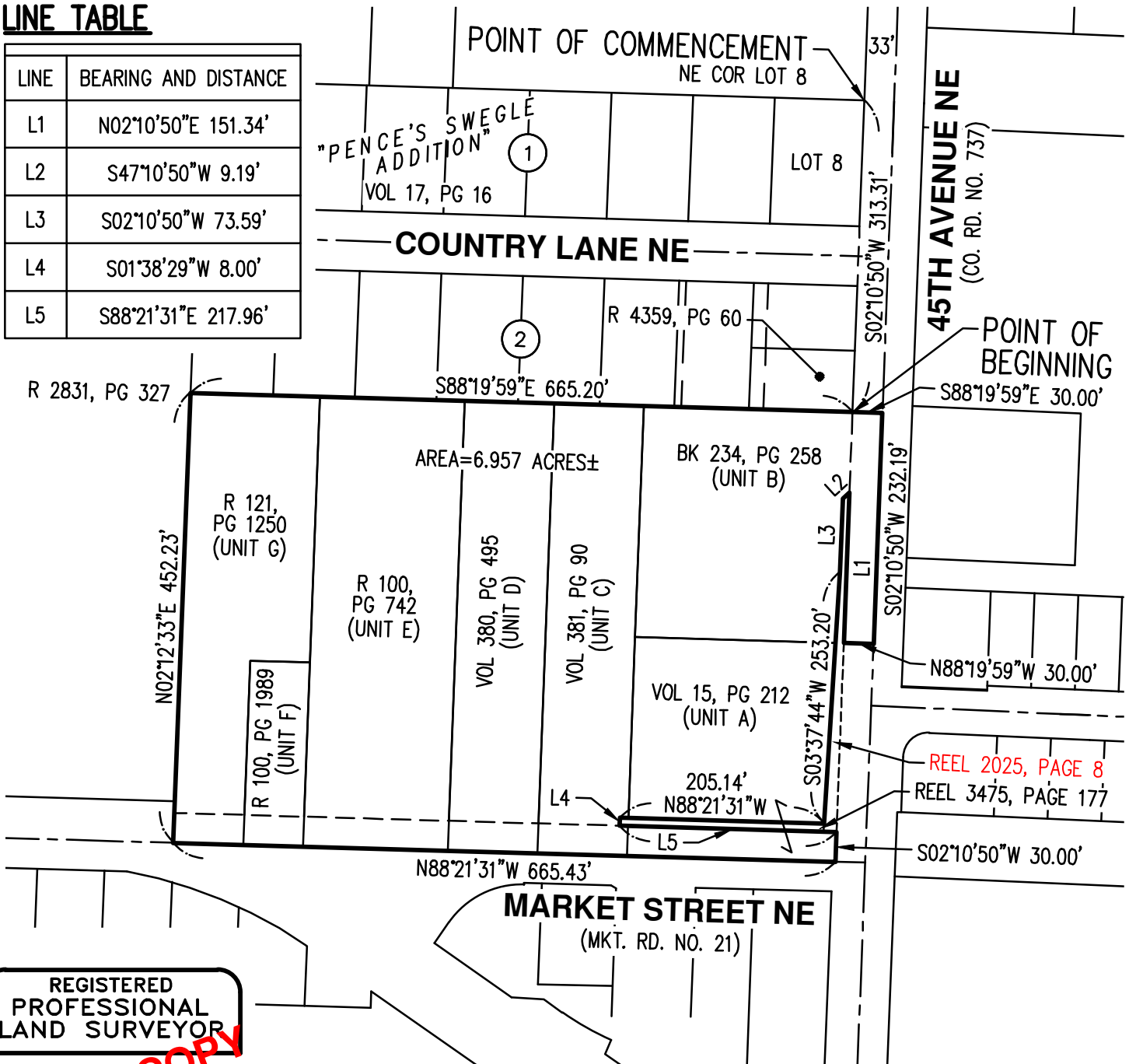


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CITY OF SALEM, MARION COUNTY, OREGON

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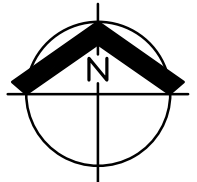
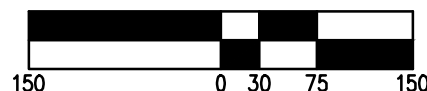
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CONSOLIDATED UNIT ABCDEFG  
MAP

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AKS JOB:

6656-30

EXHIBIT

C