

AJ

After recording, return to:
✓ Bhupesh Parikh & Kumud B. Parikh
1600 Motor Court NE
Salem, OR 97301

REEL 4535 PAGE 66
MARION COUNTY
BILL BURGESS, COUNTY CLERK
09-01-2021 04:42 pm.
Control Number 671476 \$ 131.00
Instrument 2021 00052243

Send tax statements to:
Bhupesh Parikh & Kumud B. Parikh
1600 Motor Court NE
Salem, OR 97301

Consideration = \$0

Property Line Adjustment Deed

R & D Property Investments L.L.C., an Arizona limited liability company, is the owner of part 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. Bhupesh Parikh and Kumud B. Parikh, Husband and Wife as Joint tenants as to an undivided 3/4 interest and Hargovind A. Patel and Kanta H. Patel, Husband and wife as joint tenants, as to an undivided 1/4 interest, are the owners of part 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. Together, R & D Property Investments, L.L.C., Bhupesh Parikh, Kumud B. Parikh, Hargovind A. Patel, and Kanta H. Patel, hereinafter called Grantor, own 100% of Property A.

Bhupesh Parikh and Kumud B. Parikh, Husband and Wife as Joint tenants as to an undivided 3/4 interest and Hargovind A. Patel and Kanta H. Patel, Husband and wife as joint tenants, as to an undivided 1/4 interest, hereinafter called Grantee, are the owners 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 7,370 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 7,370 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.

Combination

523219 = 07-2W-19BC-03200
2887-0150

Update AC To 4.00 Net
Run In

523204 = 07-2W-19CB-02700
2860-0318

523222 = 07-2W-19BC-03102
2887-0150

523205 = 07-2W-19BC-03300
2887-0150

Cancelled And Combined Into 523219
Run In

523221 = 07-2W-19BC-03100
3538-0048

Update AC To 0.59 Net
Run In - No Change To Taxlot

NOW THEREFORE, in order to effect the property line adjustment and to create the reconfigured property as described on Exhibits C and D, Grantor does hereby release and quitclaim to Grantee all of Grantor's right, title and interest in and to that certain real property situated in the City of Salem, Marion County, Oregon, described on Exhibit E, which is attached hereto and incorporated herein by this reference. Grantor and Grantee agree and acknowledge that upon the full execution and recording of this Property Line Adjustment Deed, R&D Property Investments, LLC 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 Bhupesh Parikh and Kumud B. Parikh, Husband and Wife as Joint tenants as to an undivided 3/4 interest and Hargovind A. Patel and Kanta H. Patel, Husband and wife as joint tenants, as to an undivided 1/4 interest.

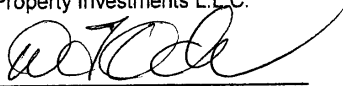
"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336, AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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 effect a property line adjustment, and the two parcels are to remain separate and distinct.

This Property Line Adjustment Deed is executed this 24 day of August, 2021.

GRANTOR

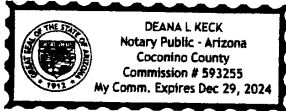
R & D Property Investments L.L.C.

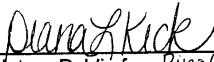
By: 
Doug Koch, Manager and Member

State of Arizona)
County of Coconino) ss.

This instrument was acknowledged before me on August 24, 20 21 by Doug Koch as Manager and Member of R & D Property Investments L.L.C., an Arizona limited liability company.

Before me: Deana L. Keck




Notary Public for Pine Canyon
My Commission Expires: December 29, 2024

GRANTOR

Bhupesh Parikh

By: *[Signature]*
Manu Ranchhodbhai Patel, Attorney-in-fact

Kumud B. Parikh

By: *[Signature]*
Manu Ranchhodbhai Patel, Attorney-in-fact

Hargovind A. Patel

By: *[Signature]*
Manu Ranchhodbhai Patel, Attorney-in-fact

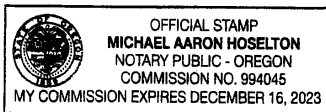
Kanta H. Patel

By: *[Signature]*
Manu Ranchhodbhai Patel, Attorney-in-fact

State of OREGON)
) ss.
County of MARION)

This instrument was acknowledged before me on August 20, 20 21,
by Manu Ranchhodbhai Patel, as Attorney-in-fact for Bhupesh Parikh and Kumud B. Parikh and
Hargovind A. Patel and Kanta H. Patel.

Before me:



[Signature]
Notary Public for OREGON
My Commission Expires: 12/16/23

GRANTEE

Bhupesh Parikh

By: *Manu Patel*
Manu Ranchhodbhai Patel, Attorney-in-fact

Kumud B. Parikh

By: *Manu Patel*
Manu Ranchhodbhai Patel, Attorney-in-fact

Hargovind A. Patel

By: *Manu Patel*
Manu Ranchhodbhai Patel, Attorney-in-fact

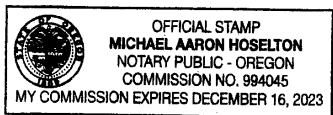
Kanta H. Patel

By: *Manu Patel*
Manu Ranchhodbhai Patel, Attorney-in-fact

State of OREGON)
) ss.
County of MARION)

This instrument was acknowledged before me on August 20, 20 21,
by Manu Ranchhodbhai Patel, as Attorney-in-fact for Bhupesh Parikh and Kumud B. Parikh and
Hargovind A. Patel and Kanta H. Patel.

Before me:



Michael Hoselton
Notary Public for OREGON
My Commission Expires: ~~4/4/25~~ 12/16/22

EXHIBIT "A"

Legal Description For:
Original Property "A"

A tract of land situated in the northwest one-quarter of Section 19, Township 7 South, Range 2 West of the Willamette Meridian, in the City of Salem, Marion County, Oregon, being further described as follows.

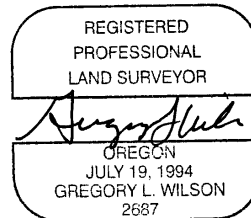
Beginning at the southeast corner of that property described in Volume 607, Page 557, Marion County Deed Records, said point being South 89°31'37" West 1,067.73 feet and North 00°01'39" East 976.89 feet from a brass cap monument marking the northeast corner of the Isaac Baker Donation Land Claim No. 91; and running thence:

North 89°53'16" West 169.74 feet along the south line of said property to the southwest corner thereof;
thence North 00°08'36" East 293.84 feet along the west line of said property to the centerline of Market Street NE (Market Road No. 21);
thence South 89°53'16" East 169.14 feet along said centerline to the northeast corner of the aforementioned property described in Volume 607, Page 557;
thence South 00°01'39" West 293.84 feet along said east line to the Point of Beginning.

EXCEPT: That portion conveyed to Marion County, a political subdivision, dated December 11, 1964 and recorded December 30, 1964, in Volume 595, Page 146, Deed Records for Marion County.

ALSO EXCEPT: That portion of the above described property conveyed to the STATE OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION, being Parcel 2 of that Deed recorded in Reel 1146, Page 649, Marion County Deed Records.

Bearings are based on the Oregon Coordinate Reference System (OCRS) Salem Zone-NAD 83 (2011), EPOCH 2010.00.



EXPIRES: 6-30-22

EXHIBIT "B"

Legal Description For:
Original Property "B"

A tract of land situated in the northwest one-quarter and the southwest one-quarter of Section 19, Township 7 South, Range 2 West of the Willamette Meridian, in the City of Salem, Marion County, Oregon, being further described as follows.

Beginning at the southeast corner of that property described in Volume 190, Page 208, Marion County Deed Records, said point being South 89°31'37" West 1,067.73 feet from a brass cap monument marking the northeast corner of the Isaac Baker Donation Land Claim No. 91; and running thence:
thence South 89°31'37" West 171.72 feet along the south line of said property to the southwest corner thereof;
thence North 00°08'36" East 978.64 feet along the west line of said property to the southwest corner of that property described in Volume 607, Page 557, Marion County Deed Records;
thence South 89°53'16" East 169.74 feet along the south line of said property to the southeast corner thereof, said point being on the east line of the aforementioned property described in Volume 190, Page 208;
thence South 00°01'39" West 976.89 feet along said east line to the Point of Beginning.

Bearings are based on the Oregon Coordinate Reference System (OCRS) Salem Zone-NAD 83 (2011), EPOCH 2010.00.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Gregory L. Wilson
OREGON
JULY 19, 1994
GREGORY L. WILSON
2687
EXPIRES: 6-30-22

EXHIBIT "C"

Legal Description For:
Adjusted Property "A"



A tract of land situated in the northwest one-quarter of Section 19, Township 7 South, Range 2 West of the Willamette Meridian, in the City of Salem, Marion County, Oregon, being described as follows:

Beginning at the southeast corner of that property described in Volume 607, Page 557, Marion County Deed Records, said point being South 89°31'37" West 1,067.73 feet and North 00°01'39" East 976.89 feet from a brass cap monument marking the northeast corner of the Isaac Baker Donation Land Claim No. 91; thence North 00°01'39" East 43.53 feet along the east line of said property to a point on the south right of way of Motor Court, said point being the beginning of a non-tangent curve concave to the North, said point being the TRUE POINT OF BEGINNING of this description; and running thence:
Westerly along the arc of a 153.00-foot radius curve to the right (whose radius point bears North 01°18'32" West and the chord of which bears South 89°22'54" West 3.69 feet) 3.69 feet along said south right of way to a point of tangency;
thence North 89°55'40" West 165.96 feet along said south right of way to a point on the west line of said property described in Volume 607, Page 557;
thence North 00°08'36" East 210.47 feet along the west line of said property to a point on a line parallel with and 40 feet at a perpendicular distance Southerly of the centerline of Market Street NE (Market Road No. 21), as described in Volume 595, Page 146, Marion County Deed Records;
thence South 89°53'16" East 169.22 feet along said line to a point on the east line of the aforementioned property described in Volume 607, Page 557;
thence South 00°01'39" West 210.31 feet along said east line to the TRUE POINT OF BEGINNING.

EXCEPT: Those portions of the above described property conveyed to the STATE OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION, being Parcel 1 and Parcel 2 of that Deed recorded in Reel 1146, Page 649, Marion County Deed Records.

Contains 25,742 square feet of land, more or less.

Excludes R/W

Bearings are based on the Oregon Coordinate Reference System (OCRS) Salem Zone-NAD 83 (2011), EPOCH 2010.00.

The real property described in this Exhibit C of this Deed is the same as the real property defined as "Parcel I" of "Schedule 1" in that certain "Line of Credit Instrument – Commercial Deed of Trust, Security Agreement, Assignment of Rents and Leases and Fixture Filing" effective September 1, 2016, in which R&D Property Investments, L.L.C., is the Grantor, First American Title Insurance Company is Trustee and Lake Forest Bank & Trust Company is the Beneficiary, recorded in the official real property records of Marion County, Oregon on September 2, 2016 as instrument number 2016 00042632 at Reel 3857 and Page 214.

EXHIBIT "D"

Legal Description For:
Adjusted Property "B"

A tract of land situated in the northwest one-quarter and the southwest one-quarter of Section 19, Township 7 South, Range 2 West of the Willamette Meridian, in the City of Salem, Marion County, Oregon, being further described as follows.

Beginning at the southeast corner of that property described in Volume 190, Page 208, Marion County Deed Records, said point being South 89°31'37" West 1,067.73 feet from a brass cap monument marking the northeast corner of the Isaac Baker Donation Land Claim No. 91; and running thence:
thence South 89°31'37" West 171.72 feet along the south line of said property to the southwest corner thereof;
thence North 00°08'36" East 1,022.01 feet along the west line of said property to a point on the south right of way of Motor Court;
thence South 89°55'40" East 165.96 feet along said south right of way to a point of curvature;
thence Easterly along the arc of a 153.00-foot radius curve to the left (the chord of which bears North 89°22'54" East 3.69 feet) 3.69 feet along said south right of way to a point on the east line of said property described in Volume 190, Page 208;
thence South 00°01'39" West 1,020.42 feet along said east line to the Point of Beginning, containing 4.00 acres of land, more or less.

174,298 Sq Ft

Bearings are based on the Oregon Coordinate Reference System (OCRS) Salem Zone-NAD 83 (2011), EPOCH 2010.00.

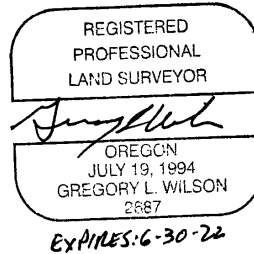


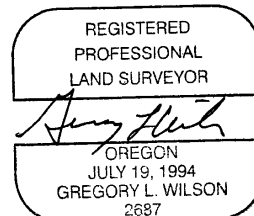
EXHIBIT "E"

Legal Description For:
Proposed Transferred Property

A tract of land situated in the northwest one-quarter of Section 19, Township 7 South, Range 2 West of the Willamette Meridian, in the City of Salem, Marion County, Oregon, being further described as follows.

Beginning at the southeast corner of that property described in Volume 607, Page 557, Marion County Deed Records, said point being South 89°31'37" West 1,067.73 feet and North 00°01'39" East 976.89 feet from a brass cap monument marking the northeast corner of the Isaac Baker Donation Land Claim No. 91; and running thence:
North 89°53'16" West 169.74 feet along the south line of said property to the southwest corner thereof;
thence North 00°08'36" East 43.37 feet along the west line of said property to a point on the south right of way of Motor Court;
thence South 89°55'40" East 165.96 feet along said south right of way to a point of curvature;
thence Easterly along the arc of a 153.00-foot radius curve to the left (the chord of which bears North 89°22'54" East 3.69 feet) 3.69 feet along said south right of way to a point on the east line of said property described in Volume 607, Page 557;
thence South 00°01'39" West 43.53 feet along said east line to the Point of Beginning, containing 7,370 square feet of land, more or less.

Bearings are based on the Oregon Coordinate Reference System (OCRS) Salem Zone-NAD 83 (2011), EPOCH 2010.00.



EXPIRES: 6-30-22