

MAIL TAX STATEMENTS TO:  
No Change

AJ

Combination  
511652  
041W34D000600  
511642  
041W34D000800

AFTER RECORDING RETURN TO:  
Mark D. Shipman, Attorney  
Saalfeld Griggs PC  
PO Box 470  
Salem, OR 97308

PROPERTY LINE ADJUSTMENT DEED

Wing Properties LLC, an Oregon limited liability company ("**Grantor**") is the owner of the real property located in Marion County, Oregon, referred to herein as "**Property 2**," as evidenced by a Bargain and Sale Deed recorded in Marion County Records on August 2, 2019, at Reel 4226, Page 86, and is more particularly described in **Exhibit "A**," which is attached hereto and incorporated herein. Wing Properties LLC, an Oregon limited liability company ("**Grantee**") is the owner of the real property located in Marion County, Oregon, referred to herein as "**Property 3**," as evidenced by a Bargain and Sale Deed, recorded in Marion County on April 22, 2016, at Reel 3810, Page 23, and is more particularly described on **Exhibit "B**," which is attached hereto and by this reference incorporated herein.

The purpose of this Property Line Adjustment Deed (the "**Deed**") is to affect a property line adjustment between Property 2 and Property 3 such that Property 2 will be decreased in size by approximately 2.89 acres, which is more particularly described on **Exhibit "C**," and will hereafter be eliminated, and Property 3 will be increased in size by approximately 2.89 acres, 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 Exhibit D, Grantor does hereby grant, transfer, and convey unto Grantee all of that certain real property situated in Marion County, Oregon.

The true and actual consideration for this transfer, stated in terms of dollar is none; however, the consideration for this transfer is consideration other than money. The purpose of this Deed is to affect a property line adjustment, and the two properties are to remain separate and distinct. This Deed is being recorded pursuant to Marion County Planning Case No. CP/ZC/PLA21-001.

The following is the notice as required by Oregon law: "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

PROPERTY LINE ADJUSTMENT DEED (WING PROPERTIES LLC/WING PROPERTIES LLC)  
27025-29954 03/01/2022 (MDS:hst)

Combination (Lot Line Adjustment 2 of 2)

4860-2723-0225, v. 4

511652 = 04-1W-34D-00600  
4226-0086  
Update To Cancelled  
Run In



511642 = 04-1W-34D-00800  
3810-0023  
Update AC To 8.16 Net  
Run In


Note: Exhibit D's Legal Description does not close well. Converted 8.16 acres to square feet for size.


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."

This Property Line Adjustment Deed is executed this \_\_\_\_ day of March, 2022.

**GRANTOR:**  
WING PROPERTIES LLC, AN OREGON  
LIMITED LIABILITY COMPANY

**GRANTEE:**  
WING PROPERTIES LLC, AN OREGON  
LIMITED LIABILITY COMPANY

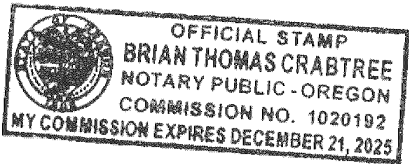
BY:   
Gregory D. Wing, Member

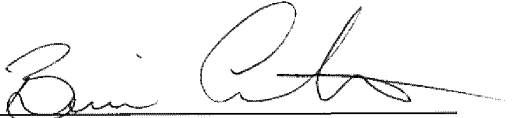
BY:   
Candace J. Wing, Member

State of Oregon )  
  ) ss.  
County of Marion )

On this 8th day of March, 2022, personally appeared Gregory D. Wing, a Member on behalf of Wing Properties LLC, an Oregon limited liability company, who being duly sworn, did acknowledge the foregoing instrument to be its voluntary act and deed.

Before me:

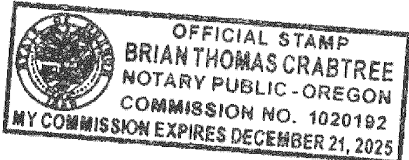



  
Notary Public for Oregon  
My Commission Expires: Dec 21, 2025

State of Oregon )  
  ) ss.  
County of Marion )

On this 8th day of March, 2022, personally appeared Candace J. Wing, a Member on behalf of Wing Properties LLC, an Oregon limited liability company, who being duly sworn, did acknowledge the foregoing instrument to be its voluntary act and deed.

Before me:



  
Notary Public for Oregon  
My Commission Expires: Dec 21, 2025

## EXHIBIT A

### Property 2 Legal Description

A tract of land situated in the Southeast Quarter of Section 34, Township 4 South, Range 1 West of the Willamette Meridian, in the County of Marion, State of Oregon, more particularly described as follows:

Beginning at a point on the East boundary line of the Donation Land Claim No. 54 of John Conlee and wife in Section 34, Township 4 South, Range 1 West of the Willamette Meridian, Marion County, Oregon as marked by a galvanized iron pipe and 6.66 chains South 0° 50' West from a galvanized iron pipe in the County Road marking the Northeast corner of the James M. Mishler 40 acre tract; thence West 10.32 chains to a point 20.00 feet West of a galvanized iron pipe; thence South 0° 50' West 4.85 chains to a point 20.00 feet West of a galvanized iron pipe; thence East 10.32 chains to a galvanized iron pipe on the East line of the Donation Land Claim No. 54; thence with said boundary line North 0° 50' East 4.85 chains to the place of beginning.

SAVE AND EXCEPT the West 20.00 feet thereof which is reserved for a roadway.

EXHIBIT B

Property 3 Legal Description

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

**BEGINNING AT A POINT ON THE EAST BOUNDARY OF THE DONATION LAND CLAIM NO. 54 AS MARKED BY A GALVANIZED IRON PIPE AND 11.51 CHAINS SOUTH 0° 50' WEST FROM A GALVANIZED IRON PIPE IN THE COUNTY ROAD MARKING THE NORTHEAST CORNER OF THE M. J. MISHLER; THENCE WEST 10.52 CHAINS TO A POINT 20 FEET WEST OF A GALVANIZED IRON PIPE; THENCE SOUTH 0° 50' WEST 9.69 CHAINS; THENCE EAST 10.32 CHAINS TO A GALVANIZED IRON PIPE ON THE EAST LINE OF THE DONATION LAND CLAIM NO. 54; THENCE WITH SAID EAST LINE NORTH 0° 50' EAST 9.69 CHAINS TO THE PLACE OF BEGINNING, AND BEING A PART OF THE DONATION LAND CLAIM NO. 54 OF JOHN CONLEE AND WIFE IN SECTION 34, TOWNSHIP 4 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF MARION AND STATE OF OREGON.**

**SAVE AND EXCEPT FROM THE ABOVE DESCRIBED TRACT OF LAND A TRACT OF LAND ON THE SOUTH SIDE OF THE ABOVE DESCRIBED TRACT WHICH SAID TRACT WAS SOLD AND DEEDED TO C. D. TROUDT BY DEED DATED MAY 25, 1914.**

**ALSO SAVE AND EXCEPT**

**BEGINNING AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN VOLUME 392, PAGE 50, MARION COUNTY DEED RECORDS; THENCE SOUTH 0° 50' WEST ALONG THE WEST LINE OF SAID TRACT, 194.00 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID TRACT, 128 FEET; THENCE NORTH 0° 50' EAST PARALLEL WITH THE WEST LINE OF SAID TRACT, 194.00 FEET TO THE NORTH LINE OF SAID TRACT; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT, 128.00 FEET TO THE PLACE OF BEGINNING.**

**ALSO SAVE AND EXCEPT A STRIP OF LAND 20 FEET WIDE OFF THE WEST SIDE OF THE ABOVE DESCRIBED TRACT OF LAND FOR ROAD PURPOSES.**

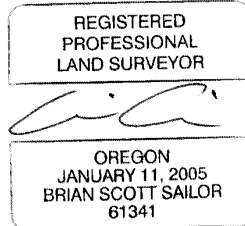
**NOTE: This Legal Description was created prior to January 01, 2008.**

## Exhibit C

### Property Line Adjustment Legal Description Property Transfer from Property 2 to Property 3

Commencing at a 1/2 inch iron pipe at the northeast corner of that property conveyed to Wing Properties LLC. In Marion County Deed Record Reel 4226, Page 86 and being located in the southeast quarter of Section 34 of Township 4 South, Range 1 West of the Willamette Meridian, Marion County, Oregon, said point also being on the east line of the John Conlee DLC No. 54; thence along the east line of said Wing Properties property South 00°42'30" West 126.00 feet to a 5/8 inch iron rod and the true point of beginning; thence continuing along the east line of said property South 00°42'30" West 194.10 feet to the southeast corner of said property, said point also being the northeast corner of that property conveyed to Wing Properties LLC. In Marion County Deed Record Reel 3810, Page 23; thence along the south line of said Wing Properties property North 89°00'00" West 648.81 feet to the east right of way line of NE Shank Road; thence along said east right of way line North 00°57'36" West 194.10 feet to a 5/8 inch iron rod; thence South 89°00'00" East 647.96 feet to the point of beginning.

The above described property consists of 2.89 acres of land, more or less. The basis of bearings for the above described property is from Marion County Survey No. 21913. This description provided to satisfy the requirements set forth in Marion County Planning Department Case No. CP/ZC/PLA21-001.



EXPIRES: JUNE 30, 2022


EXHIBIT D

Property Line Adjustment Legal Description  
Resultant Property 3

Commencing at a 1/2 inch iron pipe at the northeast corner of that property conveyed to Wing Properties LLC. In Marion County Deed Record Reel 4226, Page 86 and being located in the southeast quarter of Section 34 of Township 4 South, Range 1 West of the Willamette Meridian, Marion County, Oregon, said point also being on the east line of the John Conlee DLC No. 54; thence along the east line of said Wing Properties property South 00°42'30" West 126.00 feet to a 5/8 inch iron rod and the true point of beginning; thence continuing along the east line of said property South 00°42'30" West 576.02 feet to the southeast corner of that property conveyed to Wing Properties LLC. In Marion County Deed Record Reel 3810, Page 23; thence along the south line of said Wing Properties property North 89°04'08" West 651.04 feet to the east right of way line of NE Shank Road; thence along said east right of way line North 01°05'15" East 186.69 feet to an angle point in the west line of said Wing Properties property; thence along the west line of said property South 89°00'00" East 98.00 feet to an angle point in the west line of said property; thence continuing along said west line North 00°59'53" East 194.00 feet to the northwest corner of said property, said point also being on the south line of aforementioned property conveyed in Marion County Deed Record Reel 4226, Page 86; thence along said south line North 89°00'00" West 98.00 feet to the east right of way line of NE Shank Road; thence along said east right of way line North 00°57'36" West 194.10 feet to a 5/8 inch iron rod; thence South 89°00'00" East 647.96 feet to the point of beginning.

The above described property consists of 8.16 acres of land, more or less. The basis of bearings for the above described property is from Marion County Survey No. 21913. This description provided to satisfy the requirements set forth in Marion County Planning Department Case No. CP/ZC/PLA21-001.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JANUARY 11, 2005  
BRIAN SCOTT SAILOR  
61341

EXPIRES: JUNE 30, 2022