

✓ After recording, return to:
Capital Baptist Church
3000 Lansing Avenue NE
Salem, OR 97301

AJ

Send tax statements to:
NO CHANGE FROM CURRENT
ADDRESS ON FILE

REEL 4610 PAGE 236
MARION COUNTY
BILL BURGESS, COUNTY CLERK
03-31-2022 04:22 pm.
Control Number 700292 \$ 111.00
Instrument 2022 00014871

Property Line Adjustment Deed (PLA 2 of 2)

Capital Baptist Church, hereinafter called Grantor, 3000 Lansing Avenue NE, is the owner of real property located in 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. Capital Baptist Church, hereinafter called Grantee, 3000 Lansing Avenue NE, is the owner of real property located in 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 24,748 square feet and will hereafter be eliminated, and Property B will be increased in size by approximately 24,748 square feet 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 as described 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, 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

Combination

573222 = 07-3W-13AC-05700
V0443-0720
Update AC To 3.81 Net
Run In

573223 = 07-3W-13AC-05800
V0565-0789
Cancelled And Combined Into 573222
Run In

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, to consolidate two properties into one.

This property line adjustment deed is executed this 31 day of MARCH, 20 22.

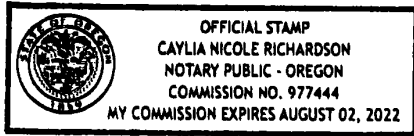
Grantor:

Capital Baptist Church

By: Bryan Haws
Bryan Haws, Trustee

STATE OF OREGON)
) ss.
County of MARION)

This instrument was acknowledged before me on MARCH 31, 20 22,
by Bryan Haws, as Trustee of Capital Baptist Church.



Caylia Richardson
Notary Public—State of Oregon
My commission expires: 8/2/22

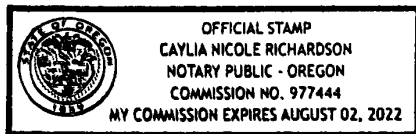
Grantee:

Capital Baptist Church

By: Bryan Haws
Bryan Haws, Trustee

STATE OF OREGON)
) ss.
County of MARION)

This instrument was acknowledged before me on MARCH 31, 20 22,
by Bryan Haws, as Trustee of Capital Baptist Church.



Caylia Richardson
Notary Public—State of Oregon
My commission expires: 8/2/22

EXHIBIT A

A unit of land situated in the northeast one-quarter of Section 13, Township 7 South, Range 3 West, of the Willamette Meridian, City of Salem, Marion County, Oregon, being all of that property as described in Volume 565, Page 789, Marion County Deed Records, and more particularly described as follows:

Beginning at the southwest corner of Lot 7, FAIR GROUND GARDEN TRACTS, Marion County, Oregon; thence North 0°03' East along the west line of said Lot a distance of 90 feet; thence North 89°13' East parallel with the south line of said Lot a distance of 275 feet; thence South 0°03' West parallel with the west line 90 feet to the south line of said Lot; thence South 89°13' West along the south line of said Lot 7 a distance of 275 feet to the place of beginning.

Containing 24,748 square feet, more or less.

SAVE AND EXCEPT, all that portion of said property lying within the Public Right of Way.

Basis of Bearings is the Oregon Coordinate Reference System "Salem" zone, NAD83(2011), epoch 2010.00.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
SEPTEMBER 12, 2017
STEVEN LEE HOWELL
91569

RENEWS: 6-30-2023

EXHIBIT B

A unit of land situated in the northeast one-quarter of Section 13, Township 7 South, Range 3 West, of the Willamette Meridian, City of Salem, Marion County, Oregon, being all of that property as described in Exhibit C of Reel 4610, Page 232, Marion County Deed Records, within a portion of Lots 6 and 7 of FAIR GROUND GARDEN TRACTS, recorded in Volume 2, Page 83, Book of Town Plats, and more particularly described as follows:

Beginning at the intersection of the west line of said Lot 6 with the westerly extension of the south right of way of Sorenson Court;

thence, along the south right of way of Sorenson Court and the westerly extension thereof, North 89°53'46" East, 416.59 feet to a point of curvature;

thence, along a 35.00 foot radius curve to the left, through a central angle of 44°25'36" (chord bears North 67°40'58" East, 26.46 feet) an arc distance of 27.14 feet to the southwest corner of Lot 5 of DIANE SUBDIVISION, recorded in Volume 35, Page 46, Book of Town Plats;

thence, along the south line of said Lot 5, North 89°36'46" East, 85.16 feet to the southwest corner of Lot 2, Block 1 of DUVALL SUBDIVISION, recorded in Volume 31, Page 34, Book of Town Plats;

thence, along the south line of said Lot 2, South 89°08'15" East, 15.00 feet to the northwest corner of that property as described in Reel 3150, Page 97, Marion County Deed Records;

thence, along the west line of said Reel 3150, Page 97, and continuing along the west line of SILVER PARK ADDITION recorded in Volume 20, Page 4, Book of Town Plats, South 00°26'38" West, 332.04 feet to the north line of STARR SUBDIVISION, recorded in Volume 30, Page 12, Book of Town Plats;

thence, along the north line of said STARR SUBDIVISION, and continuing along the north line of STARR SUBDIVISION NO. 2, recorded in Volume 30, Page 27, Book of Town Plats, South 89°47'00" West, 266.64 feet to the southeast corner of that property described in Volume 565, Page 789, Marion County Deed Records;

thence, along the east line of said Volume 565, Page 789, North 00°31'39" East, 90.00 feet to the northeast corner thereof;

thence, along the north line of said Volume 565, Page 789, South 89°47'00" West, 275.00 feet to the west line of said Lot 7;


thence, along the west line of said Lots 6 and 7, North 00°31'39" East, 232.94 feet to the Point of Beginning.

Containing 150,889 square feet, more or less.

SAVE AND EXCEPT, all that portion of said property lying within the Public Right of Way.

Basis of Bearings is the Oregon Coordinate Reference System "Salem" zone, NAD83(2011), epoch 2010.00.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**


**OREGON
SEPTEMBER 12, 2017
STEVEN LEE HOWELL
91569**

RENEWS: 6-30-2023

EXHIBIT C

A unit of land situated in the northeast one-quarter of Section 13, Township 7 South, Range 3 West, of the Willamette Meridian, City of Salem, Marion County, Oregon, being a portion of Lots 6 and 7 of FAIR GROUND GARDEN TRACTS, recorded in Volume 2, Page 83, Book of Town Plats, being more particularly described as follows:

Beginning at the intersection of the west line of said Lot 6 with the westerly extension of the south right of way of Sorenson Court;

thence, along the south right of way of Sorenson Court and the westerly extension thereof, North 89°53'46" East, 416.59 feet to a point of curvature;

thence, along a 35.00 foot radius curve to the left, through a central angle of 44°25'36" (chord bears North 67°40'58" East, 26.46 feet) an arc distance of 27.14 feet to the southwest corner of Lot 5 of DIANE SUBDIVISION, recorded in Volume 35, Page 46, Book of Town Plats;

thence, along the south line of said Lot 5, North 89°36'46" East, 85.16 feet to the southwest corner of Lot 2, Block 1 of DUVALL SUBDIVISION, recorded in Volume 31, Page 34, Book of Town Plats;

thence, along the south line of said Lot 2, South 89°08'15" East, 15.00 feet to the northwest corner of that property as described in Reel 3150, Page 97, Marion County Deed Records;

thence, along the west line of said Reel 3150, Page 97, and continuing along the west line of SILVER PARK ADDITION recorded in Volume 20, Page 4, Book of Town Plats, South 00°26'38" West, 332.04 feet to the north line of STARR SUBDIVISION, recorded in Volume 30, Page 12, Book of Town Plats;

thence, along the north line of said STARR SUBDIVISION, and continuing along the north line of STARR SUBDIVISION NO. 2, recorded in Volume 30, Page 27, Book of Town Plats, South 89°47'00" West, 541.64 feet to the southwest corner of said Lot 7;

thence, along the west line of said Lots 6 and 7, North 00°31'39" East, 322.94 feet to the Point of Beginning.

Containing 175,637 square feet, more or less.

SAVE AND EXCEPT, all that portion of said property lying within the Public Right of Way

Basis of Bearings is the Oregon Coordinate Reference System "Salem" zone, NAD83(2011), epoch 2010.00.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Signature
**OREGON
SEPTEMBER 12, 2017
STEVEN LEE HOWELL
91569**

RENEWS: 6-30-2023