

RECORDING COVER SHEET (PLEASE PRINT OR TYPE)

The information on this sheet is a reflection of the attached instrument for the purpose of meeting first page recording requirements, ORS 205.234.

If this cover page is included with your document, please add \$5.00 to the total recording fees.

AJ

REEL 4626 PAGE 218
MARION COUNTY
BILL BURGESS, COUNTY CLERK
05-24-2022 03:19 pm.
Control Number 706660 \$ 131.00
Instrument 2022 00022853

Combination
537294
103W010000702
537293
103W010000701

AFTER RECORDING RETURN TO:

✓ City of Jefferson
PO BOX 83
Jefferson, OR 97352

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

PROPERTY LINE ADJUSTMENT DEED

2) DIRECT PARTY / GRANTOR(S) ORS 205.160

CITY OF JEFFERSON

3) INDIRECT PARTY / GRANTEE(S) ORS 205.160

CITY OF JEFFERSON

4) TRUE AND ACTUAL CONSIDERATION ORS 93.030(5) - Amount in dollars or other

\$ 0

5) SEND TAX STATEMENTS TO:

SAME

6) IF THIS INSTRUMENT IS BEING RE-RECORDED, COMPLETE THE FOLLOWING STATEMENT IN ACCORDANCE WITH ORS 205.244:

"Re-recorded at the request of SURVEYOR to correct square feet of transferred property, legal description on Exhibit "C"

previously recorded in Book 4614 and Page 303, or Instrument # 2022 00016938

Combination

537294 = 10-3W-01-00702
1352-0449
Update AC To 1.49 Net
Run In

537293 = 10-3W-01-00701
V95-335
Cancelled and Combined into 537294
Run In

✓
After recording, return to:
City of Jefferson
PO Box 83
Jefferson, OR 97352

Send tax statements to:
Same

Consideration: \$0.00

REEL 4614 PAGE 303
MARION COUNTY
BILL BURGESS, COUNTY CLERK
04-14-2022 01:45 pm.
Control Number 701938 \$ 111.00
Instrument 2022 00016938

Property Line Adjustment Deed

The City of Jefferson, hereinafter called Grantor, is the owner of real property located in the City of Jefferson, Marion County, Oregon, recorded as Reel 1352, Page 449, Marion County Deed Records, referred to herein as Property A, and more particularly described on Exhibit A, which is attached hereto and by this reference incorporated herein. The City of Jefferson, hereinafter called Grantee, is the owner of real property located in the City of Jefferson, Marion County, Oregon, recorded as Volume 95, Page 335, Marion County Deed Records, 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 43,554 square feet and will hereafter be eliminated, and Property B will be increased in size by approximately 43,554 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 the City of Jefferson, Marion County, Oregon, described on aforementioned Exhibit A, which is attached hereto and incorporated herein by this reference.

“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, to consolidate two parcels into one.

This property line adjustment deed is executed this 14th day of April, 20 22.

GRANTOR

GRANTEE

City of Jefferson

City of Jefferson

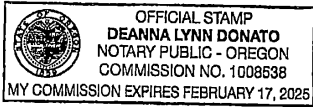
By: *Sarah Cook*
Sarah Cook, City Manager/Recorder

By: *Sarah Cook*
Sarah Cook, City Manager/Recorder

State of OREGON)
) ss.
County of Marion)

This instrument was acknowledged before me on April 14, 20 22.
By Sarah Cook, as Manager/Recorder for the City of Jefferson.

Before me:



Deanna Lynn Donato
Notary Public for Oregon
My Commission Expires: 2-17-2025

EXHIBIT "A"

Legal Description For:
Original Property "A"

Beginning at the Northwest corner of that tract of land conveyed to the City of Jefferson by deed recorded in Volume 95, page 335, Deed Records which point bears North 00°00'00" East 52.80 feet from the Southeast corner of the James M. Bates Donation Land Claim No. 65 in Section 1, Township 10 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence North 00°00'00" East on the northerly extension of the West line of said City of Jefferson tract, a distance of 100.00 feet; thence North 89°36'34" East 202.36 feet; thence South 00°00'00" West parallel with the West line of said James M. Bates Donation Land Claim, a distance of 329.41 feet to a point on the Northerly line of the re-located County Road No. 925 (Cemetery Hill Road); thence North 86°59'00" West along said right-of-way line a distance of 102.56 feet to a point which is 5.86 feet South 00°19'31" East from the Southeast corner of said City of Jefferson tract; thence North 00°19'31" West 223.32 feet to the Northeast corner of said City of Jefferson tract; thence South 89°36'24" West 98.68 feet to the point of beginning.

EXHIBIT "B"

Legal Description For:
Original Property "B"

Beginning at a stone on the East line of the Jefferson, Oregon Cemetery, that marks the South East corner of the Donation Land Claim of James M. Bates and Wife, No. 65. in Township Ten (10) South, of Range Three (3) West of the Willamette Meridian, in Marion County, State of Oregon, and running thence North Eighty (80) links; thence East 1.50 chains; thence South 3.30 chains; thence West 1.50 chains; to the South East corner of said Cemetery; thence North along the east line of said Cemetery 2.50 chains, to the place of beginning and containing One-half (1/2) acre more or less.

EXHIBIT "C"

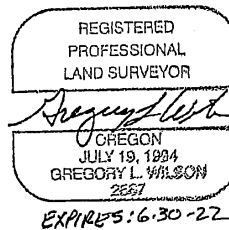
Legal Description For:
Consolidated Property

A tract of land situated in the southeast one-quarter of Section 1, Township 10 South, Range 3 West of the Willamette Meridian, in the City of Jefferson, Marion County, Oregon, said tract being more particularly described as follows:

Beginning at the northwest corner of that property conveyed to the City of Jefferson by deed recorded in Volume 95, Page 335, Marion County Deed Records, said point recorded as being North 80 links (52.80 feet) from the southeast corner of the James M. Bates Donation Land Claim No. 65 in said Township; and running thence:

North 00°19'07" West 99.96 feet along the Northerly extension of the west line of said property to a 5/8-inch iron rod with yellow plastic cap stamped "BARKER PLS 636" marking the northwest corner of that property conveyed to the City of Jefferson by deed recorded in Reel 1352, Page 449, Marion County Deed Records;
thence North 89°18'50" East 202.42 feet along the north line of said property to a like iron rod at the northeast corner thereof;
thence South 00°16'45" East 329.48 feet along the east line of said property to a like iron rod at the southeast corner thereof, said point being on the northerly right of way of the re-located County Road No. 925 (Cemetery Hill Road);
thence North 87°17'18" West 201.08 feet along said right of way to an angle point thereof;
thence South 89°20'33" West 0.57 feet along said right of way to the southwest corner of the aforementioned property recorded in Volume 95, Page 335;
thence North 00°36'18" West 164.80 feet along the west line of said property to the aforementioned southeast corner of the James M. Bates Donation Land Claim No. 65;
thence North 00°19'07" West 52.80 feet along the west line of said property to the Point of Beginning, containing 1.50 acres of land, more or less.

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



REEL: 4614

PAGE: 303

April 14, 2022, 01:45 pm.

CONTROL #: 701938

State of Oregon
County of Marion

I hereby certify that the attached instrument was received and duly recorded by me in Marion County records:

FEE: \$ 111.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

After recording, return to:

City of Jefferson
PO Box 83
Jefferson, OR 97352

Send tax statements to:

Same

Consideration: \$0.00

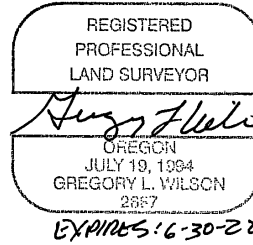
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EXHIBIT "C"



Legal Description For:
Consolidated Property

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North 00°19'07" West 99.96 feet along the Northerly extension of the west line of said property to a 5/8-inch iron rod with yellow plastic cap stamped "BARKER PLS 636" marking the northwest corner of that property conveyed to the City of Jefferson by deed recorded in Reel 1352, Page 449, Marion County Deed Records;
thence North 89°18'50" East 202.42 feet along the north line of said property to a like iron rod at the northeast corner thereof;
thence South 00°16'45" East 329.48 feet along the east line of said property to a like iron rod at the southeast corner thereof, said point being on the northerly right of way of the re-located County Road No. 925 (Cemetery Hill Road);
thence North 87°17'18" West 102.49 feet along said right of way to the most Southerly southwest corner of said property;
thence North 00°37'02" West 5.86 feet along the west line of said property to the southeast corner of the aforementioned property recorded in Volume 95, Page 335;
thence South 89°18'16" West 98.99 feet along the south line of said property to the southwest corner thereof;
thence North 00°36'18" West 164.80 feet along the west line of said property to the aforementioned southeast corner of the James M. Bates Donation Land Claim No. 65;
thence North 00°19'07" West 52.80 feet along said west line to the Point of Beginning, containing 1.49 acres of land, more or less.

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