

AJ

✓ After recording, return to:
MAPP LLC
295 Patterson Street NW
Salem, OR 97304

Send tax statements to:
MAPP LLC
295 Patterson Street NW
Salem, OR 97304

REEL 4645 PAGE 452
MARION COUNTY
BILL BURGESS, COUNTY CLERK
07-27-2022 02:10 pm.
Control Number 713748 \$ 111.00
Instrument 2022 00032587

Property Line Adjustment Deed (PLA 2 of 2)

MAPP LLC, hereinafter called Grantor, 295 Patterson Street NW, Salem, OR 97304, 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. MAPP LLC, hereinafter called Grantee, 295 Patterson Street NW, Salem, OR 97304, 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 14,180 square feet and will hereafter be eliminated, and Property B will be increased in size by approximately 14,180 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

Combination

596776 = 07-3W-26CC-7100
4467-0207
Update Ac To Cancelled
Run In

596778 = 07-3W-26CC-7300
4645-0451
Update Ac To 0.41 Net
Run In

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 properties into one.

This property line adjustment deed is executed this 26 day of July, 2022.

Grantor:

MAPP LLC, an Oregon Limited Liability Company

By: [Signature]
Brandon Fahlman, Member & Authorized Signatory

By: [Signature]
Luke Glaze, Member & Authorized Signatory

STATE OF OREGON)
) ss.
County of Marion)

This instrument was acknowledged before me on July 26, 2022,
by Brandon Fahlman and Luke Glaze as Members & Authorized Signatories of MAPP LLC, an
Oregon Limited Liability Company.



[Signature]
Notary Public—State of Oregon
My commission expires: 12/01/2025

Grantee:

MAPP LLC, an Oregon Limited Liability Company

By: [Signature]
Brandon Fahlman, Member & Authorized Signatory

By: [Signature]
Luke Glaze, Member & Authorized Signatory

STATE OF OREGON)
) ss.
County of Marion)

This instrument was acknowledged before me on July 26, 2022,
by Brandon Fahlman and Luke Glaze as Members & Authorized Signatories of MAPP LLC, an
Oregon Limited Liability Company.



[Signature]
Notary Public—State of Oregon
My commission expires: 12/01/2025

EXHIBIT A

A unit of land situated in the southwest one-quarter of Section 26, Township 7 South, Range 3 West, of the Willamette Meridian, City of Salem, Marion County, Oregon, being all that property as described in Exhibit C of Reel 445, Page 451, Marion County Deed Records, and more particularly described as follows:

Beginning at the northeast corner of Lot 9, Block 6 of YEW PARK ANNEX, recorded in Volume 2, Page 74, Marion County Book of Town Plats, being coincident with the south line of a 16.00 foot wide alley running through said block;

thence, along the south line of said alley, South 89°48'20" East, 100.00 feet to the west line of Lot 6 of said Block 6;

thence, along said west line, South 00°01'01" East, 141.80 feet to the southeast corner thereof, coincident with the north line of Waller Street SE, being 30.00 feet from the centerline thereof;

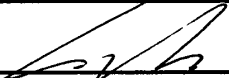
thence, along the north line of said Waller Street SE, North 89°48'20" West, 100.00 feet to the southeast corner of said Lot 9;

thence, along the east line of said Lot 9, North 00°01'01" West, 141.80 feet to the Point of Beginning.

Containing 14,180 square feet, more or less.

The Basis of Bearing for this description is North 89°48'20" West along the north line of Waller Street SE as depicted on Survey Number 39420, Marion County Survey Records.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**


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

RENEWS: 6-30-2023

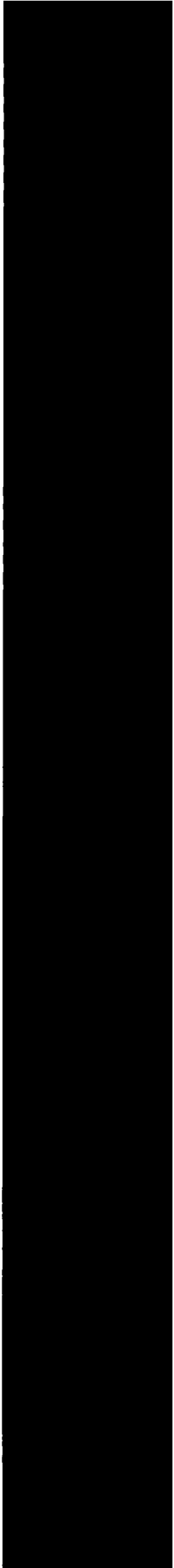


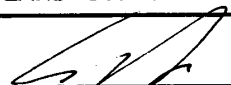
EXHIBIT B

A unit of land situated in the southwest one-quarter of Section 26, Township 7 South, Range 3 West, of the Willamette Meridian, City of Salem, Marion County, Oregon, being all of Parcel 6 of Reel 4467, Page 207, Marion County Deed Records, and more particularly described as follows:

The west 25.00 feet of Lot 6, Block 6 of YEW PARK ANNEX recorded in Volume 2, Page 74, Marion County Book of Town Plats.

Containing 3,545 square feet, more or less.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**


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

RENEWS: 6-30-2023

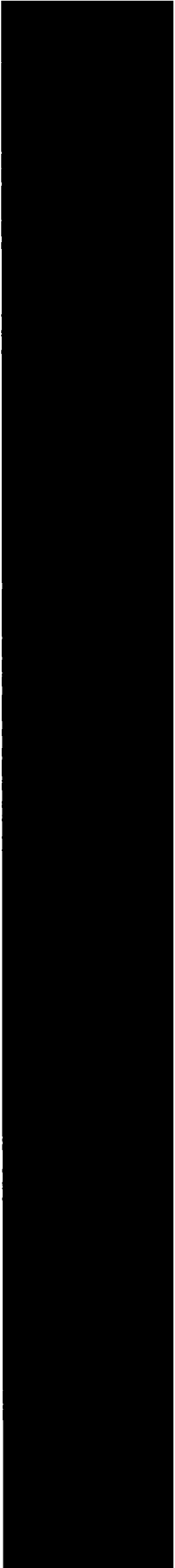


EXHIBIT C

A unit of land situated in the southwest one-quarter of Section 26, Township 7 South, Range 3 West, of the Willamette Meridian, City of Salem, Marion County, Oregon, being more particularly described as follows:

Beginning at the northeast corner of Lot 9, Block 6 of YEW PARK ANNEX, recorded in Volume 2, Page 74, Marion County Book of Town Plats, being coincident with the south line of a 16.00 foot wide alley running through said block;

thence, along the south line of said alley, South 89°48'20" East, 125.00 feet to a line parallel with and 25.00 feet east of the west line of Lot 6 of said Block 6, said parallel line being coincident with the west line of the lands acquired by the State of Oregon, Department of Transportation, Highway Division in Reel 426, Page 33, Marion County Deed Records;

thence, along said coincident line, South 00°01'01" East, 141.80 feet to the north line of Waller Street SE, being 30.00 feet from the centerline thereof;

thence, along the north line of said Waller Street SE, North 89°48'20" West, 125.00 feet to the southeast corner of said Lot 9;

thence, along the east line of said Lot 9, North 00°01'01" West, 141.80 feet to the Point of Beginning.

Containing 17,725 square feet, more or less.

The Basis of Bearing for this description is North 89°48'20" West along the north line of Waller Street SE as depicted on Survey Number 39420, Marion County Survey Records.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Steven Lee Howell
**OREGON
SEPTEMBER 12, 2017
STEVEN LEE HOWELL
91569**

RENEWES: 6-30-2023

REEL: 4645

PAGE: 452

July 27, 2022, 02:10 pm.

CONTROL #: 713748

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.

