

Combination

523038 = 07-2W-17BB-04700
4509-0060

Update AC To 2.51 Net
Run In

523053 = 07-2W-17BB-04600
4509-0060

Cancelled And Combined Into 523038
Run In

AJ

Grantor's Name and Address:

Swan Investment Company, LLC
1010 Airport Rd. SE
Albany, Oregon 97322

Grantee's Name and Address:

Swan Investment Company, LLC
1010 Airport Rd. SE
Albany, Oregon 97322

After Recording Return To:

Swan Investment Company, LLC
1010 Airport Rd. SE
Albany, Oregon 97322

Send Tax Statements To:

Swan Investment Company, LLC
1010 Airport Rd. SE
Albany, Oregon 97322

NLI
6/2/22

REEL 4608 PAGE 447

MARION COUNTY
BILL BURGESS, COUNTY CLERK

03-28-2022 04:35 pm.

Control Number 699738 \$ 91.00

Instrument 2022 00014082

**Property Line Adjustment Deed - Consolidation
(ORS 92.190(4))**

Swan Investment Company, LLC, ("Grantor/Grantee") is the owner of two parcels of real property located in Marion County, Oregon, described as Parcel 1 and Parcel II of Reel 4509, page 60, in the Marion County, Oregon, Recorder's Office.

The Marion County, Oregon, Planning Division approved a lot line adjustment allowing for consolidation of the two parcels held by Grantor/Grantee.

The consideration for this Deed is \$1.

THEREFORE, for the purpose of describing the consolidation of the parcels described above, Swan Investment Company, LLC, as Grantor, hereby transfers and conveys to Swan Investment Company, LLC, as Grantee, all rights of the property described as follows:

AN AREA OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, MARION COUNTY, OREGON AND BEING MORE SPECIFICALLY DESCRIBED AS:

BEGINNING AT A 5/8" IRON ROD ON THE SOUTH RIGHT OF WAY OF SILVERTON ROAD NE (M.R. 26) WHICH BEARS SOUTH 87°02'44" EAST 260.00 FEET FROM THE NORTHEAST CORNER OF LOT 1, BLOCK 1, MIDDLE GROVE TRACTS, MARION COUNTY, OREGON; THENCE LEAVING SAID RIGHT OF WAY SOUTH 4°39'04" WEST 246.42 FEET TO A 5/8" IRON ROD; THENCE SOUTH 4°24'40" WEST 52.05 FEET TO A 5/8" IRON ROD; THENCE SOUTH 85°36'13" EAST 368.70 FEET TO A 3/4" IRON PIPE; THENCE NORTH 4°26'19" EAST 296.23 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY NORTH 85°08'37" WEST 26.37 FEET; THENCE SOUTH 72°47'00"W 16.17 FEET; THENCE NORTH 85°15'20" WEST 38.01 FEET; THENCE NORTH 61°26'15" WEST 15.30 FEET TO A 5/8" IRON ROD; THENCE NORTH 85°17'32" WEST 274.43 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED AREA CONTAINS ± 2.51 ACRES.

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, AND 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.

IN WITNESS WHEREOF, Grantor/Grantee executed this instrument on March 23rd, 2022

GRANTOR/GRANTEE:

Swan Investment Company, LLC

James F. Conser

By: JAMES F. CONSER
Authorized Member

STATE OF OREGON)
) ss.
County of Linn)

This instrument was acknowledged before me on this March 23rd, 2022, by James F. Conser, Authorized Member of Swan Investment Company, LLC, Grantor/Grantee.

Amanda Albert
NOTARY PUBLIC FOR OREGON

