

Appears to be a Lot Line Adjustment, but processed as a Segregation due to ownership issues. Exhibit B includes 09-1W-18A-00800, which Grantor does not own. Segregated along ownership boundaries.

Segregation  
534898  
091W18A000700  
605257  
091W18A000701

AFTER RECORDING RETURN TO:

Barbara Jo Smith  
Heltzel Williams PC  
PO Box 1048  
Salem, OR 97308-1048

AJ

REEL 4609 PAGE 208  
MARION COUNTY  
BILL BURGESS, COUNTY CLERK  
03-29-2022 04:07 pm.  
Control Number 699895 \$ 106.00  
Instrument 2022 00014343

Segregation

SEND TAX STATEMENTS TO: 534898 = 09-1W-18A-00700  
No Change 4012-0115, 4012-0117

TKS: 605257 = 09-1W-18A-00701  
19.52 AC

Consideration: \$0 LVS: 534898 = 09-1W-18A-00700  
8.78 AC

**BARGAIN AND SALE DEED**

PAULA M. SMITH and STEVEN R. KEUDELL, AS TRUSTEES OF THE SHIRLEY A. BECKER TRUST, and STEVEN R. KEUDELL, AS TRUSTEE OF THE HARVEY A. KEUDELL FAMILY TRUST, as tenants in common, as Grantor,

hereby conveys to

PAULA M. SMITH and STEVEN R. KEUDELL, AS TRUSTEES OF THE SHIRLEY A. BECKER TRUST, as to an undivided one-half interest, and STEVEN R. KEUDELL, AS TRUSTEE OF THE HARVEY A. KEUDELL FAMILY TRUST, as to an undivided one-half interest, as tenants in common, as Grantee,

the real property described on Exhibits "A" and "B" attached hereto, which describes the two new tracts after a lot line adjustment.

**WARNING. 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 consideration for this conveyance is \$0.

Duly executed March 28, 2022, 2022.

*Paula M. Smith*

Paula M. Smith, Co-Trustee of the Shirley A. Becker Trust

*Steven R. Keudell*

Steven R. Keudell, Co-Trustee of the Shirley A. Becker Trust

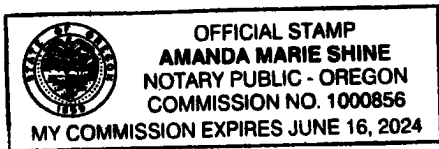
*Steven R. Keudell*

Steven R. Keudell, Trustee of the Harvey A. Keudell Family Trust

\_\_\_\_\_, Oregon – ss.

On March 28th, 2022, personally appeared PAULA M. SMITH, Co-Trustee of the Shirley A. Becker Trust, and acknowledged the foregoing instrument to be her voluntary act and deed.

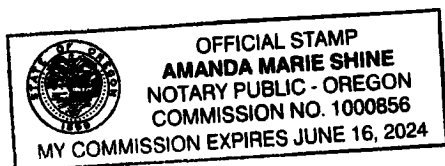
Before me:



*Amanda Marie Shine*  
Notary Public - State of Oregon  
My Commission Expires: June 16, 2024

\_\_\_\_\_, Oregon – ss.

On March 28th, 2022, personally appeared STEVEN R. KEUDELL, Co-Trustee of the Shirley A. Becker Trust and Trustee of the Harvey A. Keudell Family Trust, and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:

Amanda Marie Shine  
Notary Public - State of Oregon  
My Commission Expires: June 16, 2024

**Exhibit "A"****Adjusted Tract 1**

All that part of the following described tract, which lies South of the center of the Stayton Irrigation Canal (now known as Benham Ditch):

Beginning at a point on the West line of the Alexander Neal Donation Land Claim #42 in Township 9 South, Range 1 West, Willamette Meridian in Marion County, Oregon, said point being 31.8 chains South of the Northwest corner thereof; thence East 13.33 1/3 chains to the east line of the second described tract of land conveyed to Ernest H. Lafky and Elsie C. Lafky by deed recorded in Volume 312, Page 162 of the deed records for Marion County, Oregon; thence South along the east line of said Lafky tract to the north east corner of that certain tract of land conveyed to Diane Lynn Halseth by deed recorded in Reel 3083, Page 272 of the deed records for Marion County, Oregon; thence West, along the north line of said Halseth tract, a distance of 130.00 feet; thence South, along the west line of said Halseth tract, to the north line of the certain tract of land conveyed to Marion County, a political subdivision of the State of Oregon by deed recorded in Volume 550, Page 634 of the deed records for Marion County, Oregon; thence South 89°37'40" West 96.09 feet to a 5/8" iron rod; thence North 00°17'35" East 97.69 feet to a 5/8" iron rod; thence South 89°03'09" West 4.13 feet to a 5/8" iron rod; thence North 01°05'15" West 32.85 feet to a 5/8" iron rod; thence North 53°50'05" West 8.49 feet to a 5/8" iron rod; thence North 88°31'45" West 39.58 feet to a 5/8" iron rod; thence North 21°13'09" West 9.19 feet to a 5/8" iron rod; thence South 89°56'51" West 5.55 feet to a 5/8" iron rod; thence North 36°43'19" West 16.27 feet to a 5/8" iron rod; thence South 89°37'40" West 294.92 feet to a 5/8" iron rod; thence North 00°14' West to the center of the Stayton Irrigation Canal; thence Northwesterly along the centerline of said canal to the Southwest corner of that tract of land as described in Volume 557, page 365, Deed Records for Marion County, Oregon; thence North along the West line of said Tract 720 feet, more or less to the point of beginning and lying within Section 18, Township 9 South, Range 1 West, Willamette Meridian in Marion County, Oregon.

S&amp;E

091W07C  
00500

SAVE AND EXCEPT: Beginning at the middle of the County Road leading from Bean Alley to Stayton, 20 chains North of the S.W. corner of the Alexander Neal & Wife D.L.C, in Township 9 South, Range 1 West, of the W.M., and running thence East 13 1/3 chains to the true point of beginning; thence North 43 1/3 chains, thence West 20 feet, thence South 43 1/3 chains to the middle of said County Road, thence East 20 feet to the true point of beginning.

**Exhibit "B"****Adjusted Tract 2**

Beginning on the west line of the Alexander Neel and wife's Donation Land Claim No. 42 in Township 9 South Range 1, West of the Willamette Meridian, Marion County, Oregon, at a point which is 16.80 chains South from the Northwest corner of said claim; thence East Parallel with the North Line of said claim 13.333 chains; thence south parallel with the west line of said claim 15.00 chains to the southeast corner of the first described tract of land conveyed to Shirley A. Keudell by deed recorded in Volume 518, Page 420 of the deed records to Marion County, Oregon and a point on the east line of the second described tract of land conveyed to Ernest H. Lafky and Elsie C. Lafky by deed recorded in Volume 312, Page 162 of the deed records for Marion County, Oregon; thence South along the east line of said Lafky tract to the center of the Stayton Irrigation Canal (now known as Benham Ditch); thence Northwesterly along the centerline of said canal to the Southwest corner of that tract of land as described in Volume 557, page 365, Deed Records for Marion County, Oregon; thence North along the West line of last said Tract 720 feet, more or less to the southwest corner of the first described tract of land conveyed to Shirley A. Keudell by deed recorded in Volume 518, Page 420 of the deed records to Marion County, Oregon; thence North along the west line of said claim 15.00 chains to the place of beginning.

SAVE AND EXCEPT: Beginning at the middle of the County Road leading from Bean Alley to Stayton, 20 chains North of the S.W. corner of the Alexander Neel & Wife D.L.C, in Township 9 South, Range 1 West, of the W.M., and running thence East 13 1/3 chains to the true point of beginning; thence North 43 1/3 chains, thence West 20feet, thence South 43 1/3 chains to the middle of said County Road, thence East 20 feet to the true point of beginning.

