

After recording, return to:
John and Nancy Gattuccio
6581 Devon Ave. SE
Salem, OR 97306

REEL 4633 PAGE 181
MARION COUNTY
BILL BURGESS, COUNTY CLERK
06-16-2022 12:35 pm.
Control Number 709303 \$ 121.00
Instrument 2022 00026316

AJ

Send tax statements to:
John and Nancy Gattuccio
6581 Devon Ave. SE
Salem, OR 97306

NOTE: FIRST AMERICAN TITLE
IS RECORDING THIS DOCUMENT AS AN
ACCOMMODATION TO CLIENT ONLY AND
WILL NOT ASSUME ANY RESPONSIBILITY
AS TO ITS' VALIDITY.

Property Line Adjustment Deed

John C. Gattuccio and Nancy J. Gattuccio, Husband and wife, hereinafter called Grantor, 6581 Devon Ave. SE, Salem, OR 97306, 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. John C. Gattuccio and Nancy J. Gattuccio, Husband and wife, hereinafter called Grantee, 6581 Devon Ave. SE, Salem, OR 97306, 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 1.79 acres and will hereafter consist of only the land described on Exhibit C, which is attached hereto and incorporated herein by this reference, and Property B will be increased in size by approximately 1.79 acres and will hereafter consist of the land more particularly described on Exhibit D, 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 properties as described on Exhibits C and D, Grantor does hereby grant, transfer, and convey unto Grantee all of that certain real property situated in Marion County, Oregon, described on Exhibit E, 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

Property Line Adjustment Deed Rev. 04/25/2016

Page 1 of 3

Segregation

593744 = 08-3W-22C-00100

~~TKS: 605518 = 08-3W-22C-00101
6.59 AC~~

LVS: 593744 = 08-3W-22C-00100
3.12 AC

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 \$0.00; 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, and the two parcels are to remain separate and distinct.

This property line adjustment deed is executed this 16th day of June, 2022.

John C. Gattuccio

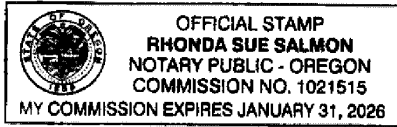
By: John C. Gattuccio
Grantor/Grantee

Nancy J. Gattuccio

By: Nancy J. Gattuccio
Grantor/Grantee

STATE OF OREGON)
) ss.
County of Marion)

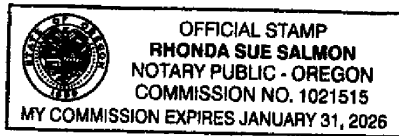
This instrument was acknowledged before me on June 16, 2022,
by John C. Gattuccio.



Rhonda Sue Salmon
Notary Public—State of Oregon
My commission expires: 1/31/26

STATE OF OREGON)
) ss.
County of Marion)

This instrument was acknowledged before me on June 16, 2022,
by Nancy J. Gattuccio.



Rhonda Sue Salmon
Notary Public—State of Oregon
My commission expires: 1/31/26

Land Markers Surveying

4068 Hudson Ave. NE
Salem, OR 97317
503-581-0911

PROPERTY A
EXHIBIT "A"

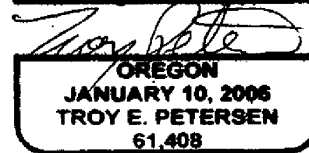
April 4, 2022
Job No. 2022-045
Description for John and Nancy Gattuccio

A unit of land situated in the Southwest quarter of Section 22, Township 8 South, Range 3 West of the Willamette Meridian, City of Salem, Marion County, Oregon, said unit being a portion of those units of land conveyed to John C. Gattuccio and Nancy J. Gattuccio as described in Reel 899, Page 497, Marion County Deed Records, said unit of land being more particularly described as follows:

The East half of Lot 15, "SUNNYSIDE FRUIT FARMS NO. 8", as recorded in Volume 3, Page 10, Book of Town Plats for Marion County, Oregon.

Together With: All rights, title and interest which would adhere thereto from that portion of the County Road Vacation Order No. 07-102, Recorded February 14, 2007, in Reel 2774, Page 9, Marion County Deed Records.

Subject To: The rights to the public in and to that portion of the above described property lying with the limits of existing public roads, streets, or highways.



Expires 12-31-22

22045exhibitA

Land Markers Surveying

4068 Hudson Ave. NE
Salem, OR 97317
503-581-0911

PROPERTY B
EXHIBIT "B"

April 4, 2022
Job No. 2022-045
Description for John and Nancy Gattuccio


A unit of land situated in the Southwest quarter of Section 22, Township 8 South, Range 3 West of the Willamette Meridian, City of Salem, Marion County, Oregon, said unit being a portion of those units of land conveyed to John C. Gattuccio and Nancy J. Gattuccio as described in Reel 899, Page 497, Marion County Deed Records, said unit of land being more particularly described as follows:

The East half of Lot 14, "SUNNYSIDE FRUIT FARMS NO. 8", as recorded in Volume 3, Page 10, Book of Town Plats for Marion County, Oregon.

Subject To: The rights to the public in and to that portion of the above described property lying with the limits of existing public roads, streets, or highways.

Also Subject to: That Reservation of private access easement recorded March 15, 1965 in Volume 598, Page 256, Marion County Deed Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JANUARY 10, 2006
TROY E. PETERSEN
61,408

Expires 12-31-22

22045exhibitB

Land Markers Surveying

4068 Hudson Ave. NE
Salem, OR 97317
503-581-0911

ADJUSTED PROPERTY A EXHIBIT "C"

April 4, 2022

Job No. 2022-045

Description for John and Nancy Gattuccio

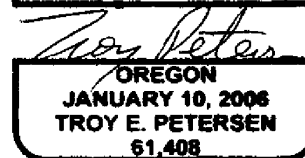
A unit of land situated in the Southwest quarter of Section 22, Township 8 South, Range 3 West of the Willamette Meridian, City of Salem, Marion County, Oregon, said unit of land being more particularly described as follows:

Beginning at the northeast corner of Lot 15, "SUNNYSIDE FRUIT FARMS NO. 8" as recorded in Volume 3, Page 10, Book of Town Plats for Marion County, Oregon, said point being coincident with the centerline of Devon Ave. SE (CR 831); thence south 00°33'34" east along the east line of said Lot 15 and the centerline of said Devon Ave. SE, 212.81 feet; thence north 89°56'08" west parallel with the north line of said lot 15, 658.47 feet to the east line of the west half of said Lot 15; thence north 00°26'48" west along said east line, 212.81 feet to the north line of said Lot 15; thence south 89°56'08" east along said North line 658.06 feet to the point of beginning and containing 3.22 acres of land, 0.10 Acres of which falls within the right of way of Devon Ave. SE, more or less. The basis of bearings for the above description is south 89°56'08" east along the north line of the east half of said Lot 15 as depicted on Marion County Survey Number 32922.

Together With: All rights, title and interest which would adhere thereto from that portion of the County Road Vacation Order No. 07-102, Recorded February 14, 2007, in Reel 2774, Page 9, Marion County Deed Records.

Subject To: The rights of the public in and to that portion of the above described property lying with the limits of existing public roads, streets, or highways.

22045exhibitC



Expires 12-31-22

Land Markers Surveying

4068 Hudson Ave. NE
Salem, OR 97317
503-581-0911

ADJUSTED PROPERTY B EXHIBIT "D"

April 4, 2022

Job No. 2022-045

Description for John and Nancy Gattuccio

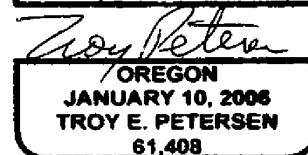
A unit of land situated in the Southwest quarter of Section 22, Township 8 South, Range 3 West of the Willamette Meridian, City of Salem, Marion County, Oregon, said unit of land being more particularly described as follows:

Beginning at southeast corner of Lot 14, "SUNNYSIDE FRUIT FARMS NO. 8" as recorded in Volume 3, Page 10, Book of Town Plats for Marion County, Oregon, said point being coincident with the centerline of Devon Ave. SE (CR 831); thence north 89°56'25" west along the south line of said Lot 14, 659.36 feet to the east line of the west half of said Lot 14; thence north 00°26'48" west along the east line of the west half of lots 14 and 15 of said "SUNNYSIDE FRUIT FARMS NO. 8", 448.99 feet to a line parallel with and 212.81 feet south of the north line of said Lot 15; thence south 89°56'08" east along said parallel line, 658.47 feet to the east line of said Lot 15 and centerline of Devon Ave. SE (CR831); thence south 00°33'34" east along the east line of said Lot 14 and 15 and said centerline, 448.95 feet to the point of beginning and containing 6.80 acres of land, 0.21 acres of which falls within the right of way of Devon Ave. SE, more or less. The basis of bearings for the above description is south 89°56'08" east along the north line of the east half of said Lot 15 as depicted on Marion County Survey Number 32922.

Subject to: The rights to the public in and to that portion of the above described property lying with the limits of existing public roads, streets, or highways.

Also Subject To: That Reservation of private access easement recorded March 15, 1965 in Volume 598, Page 256, Marion County Deed Records.

22045exhibitD



Expires 12-31-22

Land Markers Surveying

4068 Hudson Ave. NE
Salem, OR 97317
503-581-0911

TRANSFER AREA
EXHIBIT "E"

April 4, 2022
Job No. 2022-045
Description for John and Nancy Gattuccio

A unit of land situated in the Southwest quarter of Section 22, Township 8 South, Range 3 West of the Willamette Meridian, City of Salem, Marion County, Oregon, said unit of land being more particularly described as follows:

Beginning at a point 212.81 feet south 00°33'34" east from the northeast corner of Lot 15, "SUNNYSIDE FRUIT FARMS NO. 8" as recorded in Volume 3, Page 10, Book of Town Plats for Marion County, Oregon, said point being coincident with the centerline of Devon Ave. SE (CR 831); thence south 00°33'34" east along the east line of said Lot 15 and the centerline of said Devon Ave. SE, 118.07 feet to the southeast corner of said Lot 15; thence north 89°56'17" west along the south line of said Lot 15, 658.71 feet to the east line of the west half of said Lot 15; thence north 00°26'48" west along said east line, 118.09 feet to a line parallel with and 212.81 feet south of the north line of said Lot 15; thence south 89°56'08" east along said parallel line, 658.47 feet to the point of beginning and containing 1.79 acres of land 0.05 acres of which falls within the right of way of Devon Ave. SE, more or less. The basis of bearings for the above description is south 89°56'08" east along the north line of the east half of said Lot 15 as depicted on Marion County Survey Number 32922.

Subject To: The rights of the public in and to that portion of the above described property lying with the limits of existing public roads, streets, or highways.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Troy E. Petersen
OREGON
JANUARY 10, 2006
TROY E. PETERSEN
61,408

Expires 12-31-22