

AJ

Mail Tax Statements To:
No Change

REEL 4652 PAGE 325
MARION COUNTY
BILL BURGESS, COUNTY CLERK
08-23-2022 12:10 pm.
Control Number 716507 \$ 106.00
Instrument 2022 00035960

After Recording Return To:
Thomas Johnson
PO Box 9008
Brooks, OR 97305

PROPERTY LINE ADJUSTMENT DEED

Thomas Johnson and Kirk Hansen, *Grantors*, conveys to Thomas Johnson and Kirk Hansen, as tenants by the entirety, *Grantee*, for purposes of completing the Property Line Adjustment approved in Marion County Property Line Adjustment Case No. 22-018, any and all interest in the real property situated in Marion County and more fully described below, and hereby agree to and effectuate the adjustment of the real property parcels as described below:

Parcel "A" (legally described in *Exhibit A* and originally recorded at Reel 3642, Page 263, Parcel 2) shall be adjusted to absorb the entirety of Parcel "B," more fully described below, with a resultant adjusted Parcel identified herein as Parcel "C".

Parcel B (legally described in *Exhibit B* and originally recorded at Reel 3642, Page 263, Parcel 3), shall be adjusted into Parcel A, and Parcel B shall be eliminated altogether.

Parcel C (legally described in *Exhibit C*) shall be the adjusted line and resultant parcel of the lot line adjustment described herein and authorized by Marion County Property Line Adjustment Case No. 22-018.

The actual consideration consists of or includes other property or other value given or promised.

The following is the notice as required by Oregon law: "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."

Combination

518848 = 06-2W-21C-300
3642-0263
Update Ac To Cancelled
Run In

518844 = 06-2W-21C-400
3642-0263
Update Ac To 3.65 Net
Run In

JOHNSON/HANSEN PLA DEED

SDB
12/20/2022

Dated this 22 day of August, 2022.

Grantor:

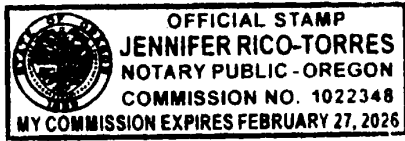
Tom J
Thomas Johnson

State of Oregon)
) ss.
County of Marion)

On this 22 day of August, 2022, Thomas Johnson acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Jennifer Rico-Torres
Notary Public for Oregon
My Commission Expires: 2.27.2026



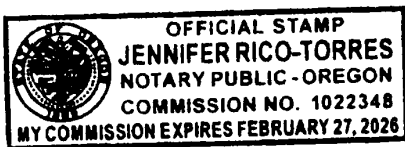
Kirk Hansen
Kirk Hansen

State of Oregon)
) ss.
County of Marion)

On this 22 day of August, 2022, Kirk Hansen acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Jennifer Rico-Torres
Notary Public for Oregon
My Commission Expires: 2.27.2026



Land Markers Surveying

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

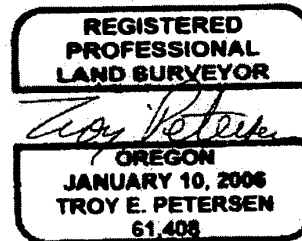
PROPERTY A
EXHIBIT "A"

July 6, 2022
Job No. 2022-065
Description for Thomas Johnson

A unit of land situated in the Southwest quarter of Section 21, Township 6 South, Range 2 West of the Willamette Meridian, Marion County, Oregon, said unit being a portion of those units of land conveyed to Kirk Hansen and Thomas Johnson as described in Reel 3642, Page 263, Marion County Deed Records, said unit of land being more particularly described as follows:

Beginning at an iron pipe in the centerline of Lakeside Drive NE (County Road No. 626), which iron pipe is 3392.66 feet North 67°00'25" East and 13.00 feet North 29°22'00" East from the Southeast corner of Section 21, Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 68°53'00" West 505.03 feet to an iron road at the Southwest corner of that unit of land conveyed to T. H. Harris and Ruth H. Harris by deed recorded in Volume 420, Page 172, Marion County Deed Records; thence North 21°07'00" East along the West line of said Harris unit of land, 163.00 to the most Northerly corner of Parcel 2 of Reel 3642, Page 263, Marion County Deed Records; thence South 68°53'25" East along the North line of said Parcel 2, 573.50 feet to the centerline of said Lakeside Drive NE (County Road No. 626); thence South 43°53'29" West along said centerline, 176.86 feet to the point of beginning and containing 2.02 acres of land, more or less.

SUBJECT TO: Rights of the public and governmental agencies in and to any portion of said land lying within the boundaries of streets, roads, and highways.



Expires 12-31-22

22065A

Land Markers Surveying

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

PROPERTY B
EXHIBIT "B"

July 6, 2022

Job No. 2022-065

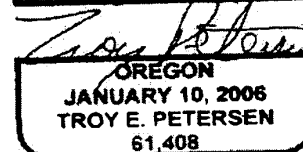
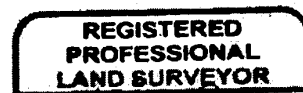
Description for Thomas Johnson

A unit of land situated in the Southwest quarter of Section 21, Township 6 South, Range 2 West of the Willamette Meridian, Marion County, Oregon, said unit being a portion of those units of land conveyed to Kirk Hansen and Thomas Johnson as described in Reel 3642, Page 263, Marion County Deed Records, said unit of land being more particularly described as follows:

Beginning at a point in the centerline of Lakeside Drive NE (County Road No. 626), said point being 3392.66 feet North 67°00'25" East and 13.00 feet North 29°22'00" East and 176.86 feet North 43°53'29" East from the Southeast corner of Section 21, Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, said point also being the most Southerly corner of that unit of land described as Parcel 3 of Reel 3642, Page 263, Marion County Deed Records; thence North 68°53'25" West along the South line of said Parcel 3, 573.50 feet to the West line of that unit of land conveyed to T. H. Harris and Ruth H. Harris by deed recorded in Volume 420, Page 172, Marion County Deed Records; thence North 21°07'00" East along the West line of said Harris unit of land, 160.35 feet to the most Northerly corner of Parcel 3 of Reel 3642, Page 263, Marion County Deed Records; thence South 69°05'59" East along the North line of said Parcel 3, 439.38 feet to the most Northerly corner of that unit of land described in Reel 3011, Page 346, Marion County Deed Records; thence South 20°54'01" West along the West line of said unit of land, 112.52 feet to the most Westerly corner thereof; thence South 69°05'59" East along the South line of said unit of land, 154.69 feet to the centerline of said Lakeside Drive NE (County Road No. 626); thence South 43°53'29" West along said centerline, 54.25 feet to the point of beginning and containing 1.79 acres of land, more or less.

SUBJECT TO: Rights of the public and governmental agencies in and to any portion of said land lying within the boundaries of streets, roads, and highways.

22065B



Expires 12-31-22

Land Markers Surveying

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

PROPERTY C
EXHIBIT "C"

June 30, 2022

Job No. 2022-065

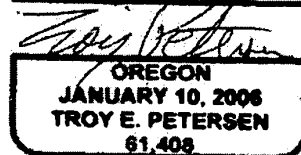
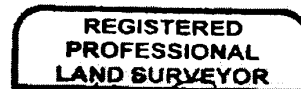
Description for Thomas Johnson

A unit of land situated in the Southwest quarter of Section 21, Township 6 South, Range 2 West of the Willamette Meridian, Marion County, Oregon, said unit being a portion of those units of land conveyed to Kirk Hansen and Thomas Johnson as described in Reel 3642, Page 263, Marion County Deed Records, said unit of land being more particularly described as follows:

Beginning at an iron pipe in the centerline of Lakeside Drive NE (County Road No. 626), which iron pipe is 3392.66 feet North 67°00'25" East and 13.00 feet North 29°22'00" East from the Southeast corner of Section 21, Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence North 68°53'00" West 505.03 feet to an iron road at the Southwest corner of that unit of land conveyed to T. H. Harris and Ruth H. Harris by deed recorded in Volume 420, Page 172, Marion County Deed Records; thence North 21°07'00" East along the West line of said Harris unit of land, 323.36 feet to the most Northerly corner of Parcel 3 of Reel 3642, Page 263, Marion County Deed Records; thence South 69°05'59" East along the North line of said Parcel 3, 439.38 feet to the most Northerly corner of that unit of land described in Reel 3011, Page 346, Marion County Deed Records; thence South 20°54'01" West along the West line of said unit of land, 112.52 feet to the most Southerly corner thereof; thence South 69°05'59" East along the South line of said unit of land, 154.69 feet to the centerline of said Lakeside Drive NE (County Road No. 626); thence South 43°53'29" West along said centerline, 231.11 feet to the point of beginning and containing 3.81 acres of land, more or less.

SUBJECT TO: Rights of the public and governmental agencies in and to any portion of said land lying within the boundaries of streets, roads, and highways.

22045C



Expires 12-31-22