

AJ

Until a change is requested, all tax statements shall be sent to:
Triple O, LLC
Attn: Richard W. Olson
13963 Westside Lane S
Jefferson OR 97352

REEL 4659 PAGE 298
MARION COUNTY
BILL BURGESS, COUNTY CLERK
09-20-2022 10:54 am.
Control Number 719186 \$ 101.00
Instrument 2022 00039433

After recording return to:
Mark C. Hoyt
PO Box 2247
Salem, OR 97308

PROPERTY LINE ADJUSTEMENT DEED

Triple O, LLC, an Ohio limited liability company, is the owner of real property located in Marion County, referred to herein as Property A (Tax Lot No. R21590) and Property B (Tax Lot No. R21732), and more particularly described on Exhibit A, which is attached hereto and by this reference incorporated herein.

The purpose of this Property Line Adjustment 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 24.94 acres and will hereafter be eliminated, and Property B will be increased in size by approximately 24.94 acres, becoming a total of 82.08 acres, and will hereafter consist of the land more particularly described on Exhibit B, 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 described on Exhibit B, Triple O, LLC, an Ohio limited liability company, Grantor, does hereby grant, transfer, and convey unto to Triple O, LLC, an Ohio limited liability company, Grantee, all of that certain real property situated in Marion County, Oregon, described on Exhibit B, which is attached hereto and by this reference incorporated herein.

Tax Account Nos: R21732 and R21590

The true consideration for this conveyance 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 consolidation, and the two parcels are to be consolidated into one.

“BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300 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

Combination

521732 = 07-1W-29-100
4429-0474
Update Ac To Cancelled
Run In

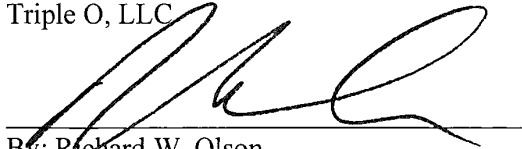
521590 = 07-1W-21-1700
4429-0474
Update Ac To 82.08 Net
Run In

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 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 property line adjustment deed is executed this 19th day of September, 2022.

GRANTOR:

Triple O, LLC



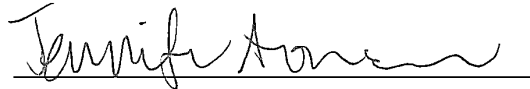
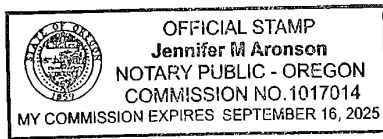
By: Richard W. Olson
Its: Member

STATE OF OREGON)

) ss.

County of Marion)

On this 19th day of September, 2022, personally appeared before me the above-named Richard W. Olson, as the sole member of Triple O, LLC, an Ohio limited liability company, and acknowledged the foregoing instrument to be his voluntary act and deed.



Notary Public for Oregon

My Commission expires: 9/16/2025

Exhibit A

Property A (Tax Account R21590):

That portion of the following described property lying South of Sunnyview Road NE (Market Road #44), to-wit:

Beginning at the Southeast corner of the King Hibbard Donation Land Claim in Township 7 South, Range 1 West of the Willamette Meridian, Marion County, Oregon; thence West on the South line of said claim, 23.22 chains to the Southeast corner of a 200 acre tract owned by Maria Cranston; thence North on the East line of said Maria Cranston tract, 56.00 chains; thence East 23.22 chains to the East line of King Hibbard's claim; thence South on said King Hibbard claim line, 56.00 chains to the place of beginning.

ALSO:

The Southeast quarter of the Southwest quarter of the Southwest quarter of Section 21, Township 7 South, Range 1 West, Willamette Meridian, Marion County, Oregon.

ALSO:

That portion of the following described property lying South of Sunnyview Road, to-wit: Beginning 10 chains East of the legal subdivision quarter Section corner between Sections 20 and 21, running thence South 30 chains; thence East 10 chains; thence North 50 links to the center of the county road; thence East along the center of said road, 2.95 chains; thence North 17.00 chains; thence West 2.95 chains; thence North 12.88 chains; thence West 10 chains to the place of beginning, being situated in Township 7 South, Range 1 West, Willamette Meridian, Marion County, Oregon.

Property B (Tax Account : R21732):

The Northeast quarter of the Northeast quarter of Section 29, Township 7 South, Range 1 West, Willamette Meridian, Marion County, Oregon.

Exhibit B

The Northeast quarter of the Northeast quarter of Section 29, Township 7 South, Range 1 West, Willamette Meridian, Marion County, Oregon.

ALSO: That portion of the following described property lying South of Sunnyview Road NE (Market Road #44),

to-wit: Beginning at the Southeast corner of the King Hibbard Donation Land Claim in Township 7 South, Range 1 West of the Willamette Meridian, Marion County, Oregon; thence West on the South line of said claim, 23.22 chains to the Southeast corner of a 200 acre tract owned by Maria Cranston; thence North on the East line of said Maria Cranston tract, 56.00 chains; thence East 23.22 chains to the East line of King Hibbard's claim; thence South on said King Hibbard claim line, 56.00 chains to the place of beginning.

ALSO: The Southeast quarter of the Southwest quarter of the Southwest quarter of Section 21, Township 7 South, Range 1 West, Willamette Meridian, Marion County, Oregon.

ALSO: That portion of the following described property lying South of Sunnyview Road, to-wit: Beginning 10 chains East of the legal subdivision quarter Section corner between Sections 20 and 21, running thence South 30 chains; thence East 10 chains; thence North 50 links to the center of the county road; thence East along the center of said road, 2.95 chains; thence North 17.00 chains; thence West 2.95 chains; thence North 12.88 chains; thence West 10 chains to the place of beginning, being situated in Township 7 South, Range 1 West, Willamette Meridian, Marion County, Oregon.

All a single parcel.