

AJ

After recording, return to:
MOTI VISHWAKARMA
1910 HILLWOOD COURT S
SALEM, OR 97302

Send tax statements to:
MOTI VISHWAKARMA
1910 HILLWOOD COURT S
SALEM, OR 97302

REEL 4661 PAGE 338
MARION COUNTY
BILL BURGESS, COUNTY CLERK
09-28-2022 01:54 pm.
Control Number 720100 \$ 111.00
Instrument 2022 00040473

Property Line Adjustment Deed (PLA 1 of 2)

Moti L. Vishwakarma, a married man, hereinafter called Grantor, 1910 Hillwood Court S, Salem, OR 97302, 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. Moti L. Vishwakarma, a married man, hereinafter called Grantee, 1910 Hillwood Court S, 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 6007 square feet and will hereafter be eliminated, and Property B will be increased in size by approximately 6007 square feet and will hereafter consist of the land more particularly described on Exhibit C, 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 Exhibit C, Grantor does hereby grant, transfer, and convey unto Grantee all of that certain real property situated in Marion County, Oregon, described on Exhibit A, 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 INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON

Combination

359121 = 08-3W-04CB-6100
4356-0358
Update Ac To Cancelled
Run In

359122 = 08-3W-04CB-6200
4356-0358
Update Ac To .25 Net
Run In

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 zero; 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, to consolidate two parcels into one.

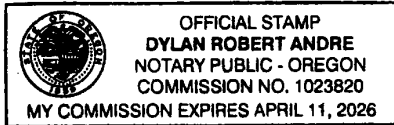
This property line adjustment deed is executed this 28th day of September, 2022.

MOTI L. VISHWAKARMA, a married man

By: Moti Vishwakarma
Grantor

STATE OF OREGON)
) ss.
County of Marion)

This instrument was acknowledged before me on September 28th, 2022,
by Moti L. Vishwakarma.



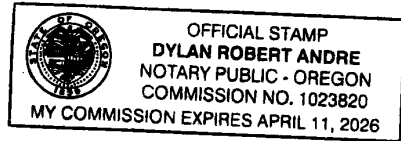
Dylan Andre
Notary Public—State of Oregon
My commission expires: 04/11/2026

MOTI L. VISHWAKARMA, a married man

By: Moti Vishwakarma
Grantee

STATE OF OREGON)
) ss.
County of Marion)

This instrument was acknowledged before me on September 28th, 2022,
by Mori L. Vishwakarma.



Dylan Andre
Notary Public—State of Oregon
My commission expires: 04/11/2026

Land Markers Surveying

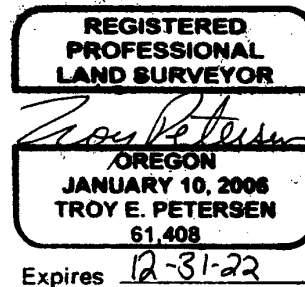
4068 Hudson Ave. NE
Salem, OR 97317
503-581-0911

PROPERTY A Exhibit "A"

June 2, 2022
Job No. 2021-178
Description for Moti Vishwakarma

A unit of land situated in the Southwest quarter of Section 4, 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 Moti L. Vishwakarma in Reel 4356, Page 452, Marion County Deed Records, and being more particularly described as follows:

Lot 5, "Laurel Crossing", as recorded in Volume H48, Page 49, Book of Town Plats, Marion County, Oregon.



Land Markers Surveying

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

PROPERTY B

Exhibit "B"

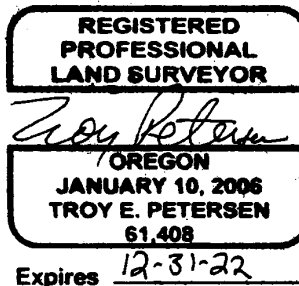
June 2, 2022

Job No. 2021-178

Description for Moti Vishwakarma

A unit of land situated in the Southwest quarter of Section 4, 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 Moti L. Vishwakarma in Reel 4356, Page 452, Marion County Deed Records, and being more particularly described as follows:

Lot 6, "Laurel Crossing", as recorded in Volume H48, Page 49, Book of Town Plats, Marion County, Oregon.



Land Markers Surveying

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

PROPERTY C Exhibit "C"

June 2, 2022
Job No. 2021-178
Description for Moti Vishwakarma

A unit of land situated in the Southwest quarter of Section 4, Township 8 South, Range 3 West of the Willamette Meridian, City of Salem, Marion County, Oregon, said unit being more particularly described as follows:

Beginning at the Northeast corner of Lot 4, "Laurel Crossing", as recorded in Volume H48, Page 49, Book of Town Plats, Marion County, Oregon; thence South 83°23'00" East along the North line of said "Laurel Crossing", 90.87 feet to the Northwest corner of Lot 7 of said "Laurel Crossing"; thence South 01°58'57" East along the West line of said Lot 7, 111.49 feet to a point on the North right-of-way of Balm Street South, said point being on the arc of an 1225.00 foot radius curve to the left with a radial bearing of South 01°56'40" East; thence along the arc of said curve a distance of 38.74 feet, the long chord of which bears South 87°08'57" West 38.74 feet, to the end of said curve and the beginning of a 120.00 foot radius curve to the left; thence along the arc of said curve a distance of 53.14 feet, the long chord of which bears South 73°33'28" West 52.70 feet, to the Southeast corner of Lot 4 of said "Laurel Crossing"; thence North 02°00'48" West 138.82 feet along the East line of said Lot 4 to the point of beginning, and containing 10,894 square feet of land, more or less.

The basis of bearings for the above description is the South line of Block 2, "Laurel Springs Estates", Volume 23, Page 34, Book of Town Plats, Marion County, Oregon.

