

MARION COUNTY
BILL BURGESS, COUNTY CLERK
10-06-2022 02:07 pm.
Control Number 720892 \$ 106.00
Instrument 2022 00041469

AJ

Combination
343019
073W23CB14301
566840
073W23CB14300

After recording, return to:
Cottage Street Apartments, LLC
212 Main Street
Springfield, OR 97477

Combination

343019 = 07-3W-23CB-14301
4457-0109

566840 = 07-3W-23CB-14300
4457-0109

Send tax statements to:
No Change

Update to Cancelled
Run In

Update AC To 0.30 Net
Run In

Property Line Adjustment Deed

Cottage Street Apartments, LLC, hereinafter called Grantor, 212 Main Street, Springfield, OR 97477 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. Cottage Street Apartments, LLC, hereinafter called Grantee, 212 Main Street, Springfield, OR 97477, 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 consolidation between Property A and Property B such that Property A will be reduced in size by approximately 0.149 acres and will hereafter be eliminated, and Property B will be increased in size by approximately 6,470 square feet and will hereafter consist of only the land described on Exhibit C, which is attached hereto and by this reference incorporated herein.

NOW THEREFORE, in order to effect the consolidation and to create the reconfigured land 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 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 consolidation, and the two parcels are to be consolidated into one.

This property line adjustment deed is executed this 22 day of September, 2022.


GRANTOR:

Cottage Street Apartments, LLC, an Oregon limited liability company
By: Corvallis Neighborhood Housing Service, Inc.,
an Oregon Domestic Nonprofit Corporation, dba DevNW, Member


By: Emily Reiman, CEO
Date: 9/22/22

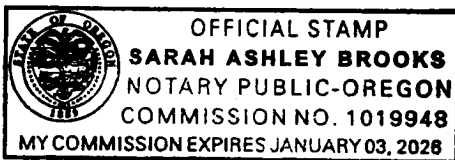
GRANTEE:


Cottage Street Apartments, LLC, an Oregon limited liability company
By: Corvallis Neighborhood Housing Service, Inc.,
an Oregon Domestic Nonprofit Corporation, dba DevNW, Member


By: Emily Reiman, CEO
Date: 9/22/22

STATE OF OREGON)
) ss.
County of Lane)

This instrument was acknowledged before me on September 22, 2022,
by Corvallis Neighborhood Housing Service, Inc. an Oregon Domestic Nonprofit Corporation,
dba DevNW, as Member of Cottage Street Apartments, LLC, an Oregon limited liability
company.




Notary Public—State of Oregon
My commission expires



AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 | www.aks-eng.com

AKS Job #8102

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT A

A portion of the real property described in Reel 4457, Page 109, Marion County Deed Records as Lot 5, Block 7 of the plat "Boise's Second Addition to the City of Salem", Volume 2, Page 93, Book of Town Plats, located in the Southwest One-Quarter of Section 23, Township 7 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon.

The above described tract of land contains 6,470 square feet, more or less.

9/23/2022

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MARCH 9, 2021
ABRAHAM KAHNAMOIAN
95376PLS

RENEWS: 6/30/23



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EXHIBIT B

A portion of the real property described in Reel 4457, Page 109, Marion County Deed Records as Lot 6, Block 7 of the plat "Boise's Second Addition to the City of Salem", Volume 2, Page 93, Book of Town Plats, located in the Southwest One-Quarter of Section 23, Township 7 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon.

The above described tract of land contains 6,468 square feet, more or less.

9/23/2022

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PROFESSIONAL
LAND SURVEYOR

OREGON
MARCH 9, 2021
ABRAHAM KAHNAMOORIAN
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RENEWS: 6/30/23



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EXHIBIT C

Consolidated Property

All that real property being a portion of Block 7 of the plat "Boise's Second Addition to the City of Salem", Volume 2, Page 93, Book of Town Plats, located in the Southwest One-Quarter of Section 23, Township 7 South, Range 3 West, Willamette Meridian, City of Salem, Marion County, Oregon, and being more particularly described as follows:

Beginning at the southeasterly corner of said Block 7, also being the intersection of the westerly right-of-way line of Cottage Street NE (33.00 feet from centerline) and the northerly right-of-way line of D Street NE (28.25 feet from centerline); thence along said northerly right-of-way line, North $68^{\circ}44'09''$ West 129.36 feet to the easterly right-of-way line of an Alley lying within said Block 7 (16.00 feet wide); thence along said easterly right-of-way line, North $21^{\circ}21'15''$ East 99.98 feet to the southwesterly corner of Lot 4 of said Block 7; thence along the south line of said Lot 4, South $68^{\circ}44'41''$ East 129.42 feet to the westerly right of way of Cottage Street NE; thence along said westerly right-of-way line, South $21^{\circ}23'28''$ West 100.00 feet to the Point of Beginning.

The above described tract of land contains 12,938 square feet, more or less.

Bearings for this description are based on State Plane Grid bearing, Oregon State Plane, North Zone 3601, NAD83(2011) Epoch: 2010.0000. Distances shown are International Foot ground values.

9/23/2022

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 PROFESSIONAL
 LAND SURVEYOR

OREGON
 MARCH 9, 2021
 ABRAHAM KAHNAMOORIAN
 95376PLS

RENEWS: 6/30/23

