

Until a change is requested, send tax statements to:
City of Hermiston, Grantor
235 E. Gladys Avenue
Hermiston, OR 97838

After recording return to:
City of Hermiston, Attn: Planning
235 E. Gladys Avenue
Hermiston, OR 97838

PROPERTY LINE ADJUSTMENT DEED

The purpose of this Property Line Adjustment Deed is to accept, acknowledge and consent to the property line adjustment by the conveyance of certain real property by Raymond R. Kopacz and Sherrie A. Kopacz to the City of Hermiston on June ___, 2021, as legally described in the attached Exhibit A. This conveyance changed the boundary line of the City of Hermiston's parcel of real property as described in the attached Exhibit B (Tax Lot 1302, Umatilla County Map 4N 28 03D).

The true consideration for this conveyance is for other value given or promised.

"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." ORS 93.040 Mandatory statements for sales agreements, earnest money receipts or other instruments for conveyance of fee title to real property.

DATED: June ___, 2021.

CITY OF HERMISTON

By _____
David Drotzmann, Mayor

STATE OF OREGON
County of Umatilla

This record was acknowledged before me on June ___, 2021, by David Drotzmann, proven to me to be the Mayor of the City of Hermiston.

Notary Public –State of Oregon

Tax Lot 4N2803D - 1201 & 1302 Transfer Property
Hermiston – AP (RES) 05-25-2021

Property Line Adjustment Transferred Parcel –

A parcel of land located in the Northwest one-quarter of the Southeast one-quarter of Section 3, Township 4 North, Range 28 East, Willamette Meridian, Umatilla County, City of Hermiston, Oregon. Said parcel is more particularly described as follows:

Beginning at the intersection of the East right-of-way line of Geer Road and the Southerly right-of-way line of W. Theater Lane, from which a 2-1/2 inch brass cap marking the Center one-quarter corner of said Section 3 bears N56°53'06"W, 36.10 feet; thence N89°27'44"E, along said Southerly right-of-way line, 534.47 feet; thence S00°40'42"E, leaving said Southerly right-of-way line, 60.78 feet to a point on the Northerly line of property as described in Document No. 1999-3550098 of Umatilla County Records; thence along said Northerly line, 145.37 feet along a non-tangent curve to the left having a radius of 325.00 feet and a central angle of 25°37'38" (chord bears N75°53'47"W, 144.16 feet); thence N88°42'36"W, continuing along said Northerly line 395.32 feet to a point on the Easterly right-of-way of Geer Road; thence N00°40'42"W, along said Easterly right-of-way line 11.73 feet to the point of beginning.

Containing 12,278 Square Feet, 0.282 Acres, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard E. Stein
OREGON
FEBRUARY 8, 2000
RICHARD E. STEIN
49593PLS

EXPIRES: 06/30/2022

Tax Lot 4N2803D-1302 City of Hermiston Property
Hermiston – AP (RES) 05-25-2021

City of Hermiston Parcel – After a Property Line Adjustment

A Property Line Adjustment of those lands as described in Document No. 1999-3550098 Umatilla County Records and a portion of Instrument No. 2019-6950172 Umatilla County Records, being a parcel of land located in the Northwest one-quarter of the Southeast one-quarter of Section 3, Township 4 North, Range 28 East, Willamette Meridian, Umatilla County, City of Hermiston, Oregon and being that property described as the City of Hermiston Parcel after a property line adjustment. Said parcel is more particularly described as follows:

Beginning at the intersection of the East right-of-way line of Geer Road and the Southerly right-of-way line of W. Theater Lane, from which a 2-1/2 inch brass cap marking the Center one-quarter corner of said Section 3 bears N56°53'06"W, 36.10 feet; thence N89°27'44"E, along said Southerly right-of-way line, 534.47 feet; thence S00°40'42"E, leaving said Southerly right-of-way line, 60.78 feet to a point on the Northerly line of said lands described in Document No. 1999-3550098; thence along said lands the following three (3) courses:

- 1) along a non-tangent curve, 35.22 feet along a curve to the right having a radius of 325.00 feet and a central angle of 06°12'35" (chord bears S59°58'40"E, 35.21 feet);
- 2) S56°52'23"E, 505.04 feet;
- 3) S56°12'59"E, 244.17 feet to a point on the Easterly line of said lands;

thence S31°02'15"W, along said Easterly line, 446.97 feet to the Southeast corner of said lands; thence along the Southerly line of said lands the following three (3) courses:

- 1) S89°24'52"W, 339.32 feet;
- 2) S89°40'17"W, 301.46 feet;
- 3) S89°19'58"W, 309.97 feet to a point on said Easterly right-of-way line of Geer Road;

thence N00°40'42"W, along said Easterly right-of-way line, 60.00 feet to the Southwest corner of Parcel 3 as shown on Partition Plat 1994-15 of Umatilla County records; thence N89°19'58"E, along Southerly line of said Parcel 3, a distance of 309.98 feet to the Southeast corner of said Parcel 3 and the Southeast corner of Mattox Parcel as shown on Umatilla County Survey No 00-062-B; thence N00°41'24"W, along the Easterly line of said Mattox Parcel, 711.86 feet to the Northeast corner of said Mattox Parcel; thence S87°40'08"W, along the Northerly line of said Mattox Parcel, 309.97 feet to a point on said Easterly right-of-way line of Geer Road; thence N00°40'42"W, along said Easterly right-of-way line, 114.13 feet to the point of beginning.

Containing 595,952 Square Feet, 13.681 Acres, more or less.

Exhibit B - Page **2** of **2**

Said City of Hermiston Parcel is subject to Easements, Reservations, Covenants and Restrictions of Record or In View.

For purposes of this description, the South one-quarter corner of said Section 3 bears S00°40'42"E, 2654.79 feet from said Center one-quarter corner of Section 3.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
FEBRUARY 8, 2000
RICHARD E. STEIN
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EXPIRES: 06/30/2022