

Approval: Re: File No. PLA-98-12

Candace  
Sweet Home City Planner

**C.S. 22597**  
Property Line Adjustment  
**Chester & Shirley Royer**  
SW 1/4, NE 1/4 Sec. 27 T. 13 S., R. 1 E., W.M.  
Partition Plat No. 1994-58  
City Of Sweet Home - Linn County, OR  
Scale 1" = 100' Oct. 20, 1999  
References - C.S. No's 21034, 18522, 2456  
& 8159, 20504

See Assessor's Map 13-E-27AC

N = 281341.1106  
E = 7634442.8923  
U.S.C.E. Brass Cap  
also GPS PL 94010

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Mark H. Highland

OREGON  
JULY 26, 1988  
MARK H. HIGHLAND, JR.  
2198

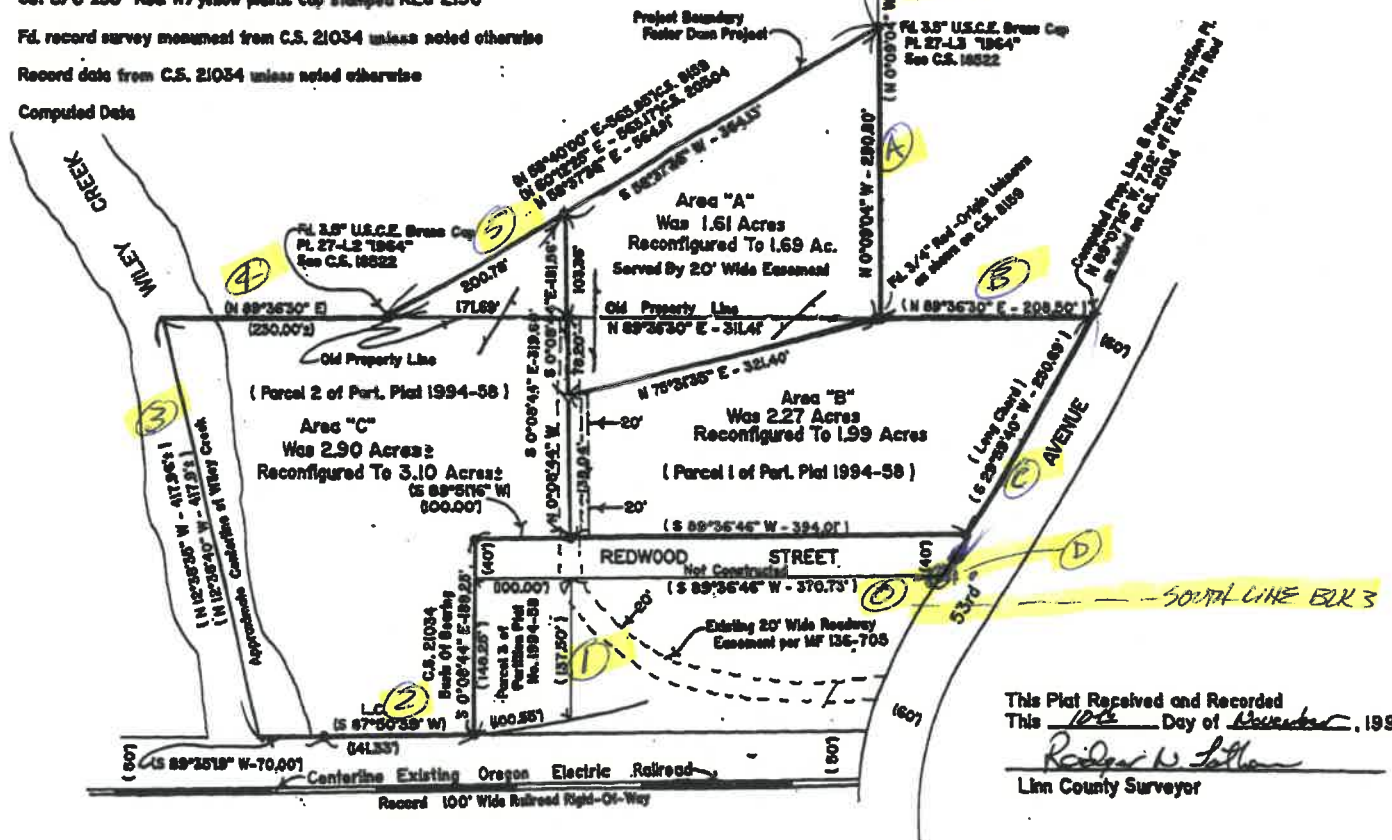
Record Date 6/30/01  
South Sentinel Surveying Inc.  
27800 Riggs Hill Road  
Foster, Oregon 97345  
Phone 541-367-5397

**Narrative:**

This PLA survey was made to reconfigure Parcels 1 and 2 of Partition Plat No. 1994-58 (C.S. 21034) and the adjoining tract to the North to allow proper setback for the residence sited on Area "A".  
If and when Redwood Street is constructed a provision has been made for Area "A" to be served by a 20 foot even width Access Easement along and parallel with West line of Area "B". It is presently served by a 20 foot wide roadway per recorded document MF 136-705. Monuments as shown on C.S. No's 8159 and 21034 were controlling.

**Legend:**

- o Set 5/8"x30" Red W/yellow plastic cap stamped RLS 2190
- o Fd. record survey monument from C.S. 21034 unless noted otherwise
- (-) Record data from C.S. 21034 unless noted otherwise
- (.) Computed Data



This Plat Received and Recorded  
This 10th Day of November, 1999  
Rodger N. Latham  
Linn County Surveyor

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LOUIS WODTLI, GRACE W. BOWSER,  
and MAMIE W. TABLER  
 hereinafter called the grantor, for the consideration hereinafter  
 stated, to grantor paid by CHESTER O. ROYER and SHIRLEY J. ROYER,  
 husband and wife,

hereinafter called the grantee,  
 does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors  
 and assigns, that certain real property, with the tenements, hereditaments and appurtenances there-  
 unto belonging or appertaining, situated in the County of Linn and State of  
 Oregon, described as follows, to-wit:

Beginning at a brass cap marked 1964-27-L3USCE, said brass cap being  
 South 0°09' East 159.29 feet from the Northeast corner of Lot 3 in  
 Section 27, Township 13 South, Range 1 East, Willamette Meridian, Linn  
 County, Oregon; thence South 0°09' East 290.80 feet to a 3/4 inch iron  
 rod on the North line of the Altschul's Addition to Foster, Oregon;  
 thence North 89°36'30" East along the North line of said Altschul's  
 Addition, 210.00 feet, more or less, to the Westerly line of Market Road  
 No. 35; thence Southwesterly along the Westerly line of said Market Road  
 No. 35 to a point which is 17.50 feet North of the South line of Block 3  
 of Altschul's Addition; thence South 89°36'30" West 184.95 feet to a  
 3/4 inch iron pipe; thence South 0°09' East 137.50 feet to the Northerly  
 line of the Oregon Electric Railroad right of way; thence Westerly along  
 the Northerly line of the Oregon Electric Railroad right of way 315.00  
 feet, more or less, to the center of Wiley Creek; thence Northwesterly  
 along the center of said Wiley Creek, 420.00 feet, more or less, to the  
 intersection of the North line of said Altschul's Addition; thence North  
 89°36'30" East 235.00 feet, more or less, to a brass cap on the North  
 line of said Addition marked 1964-27-L2USCE; thence North 58°40' East  
 565.85 feet to the point of beginning. AND ALSO a 20.00 foot of even  
 width roadway easement as shown on County Survey No. 8159, recorded in  
 the Linn County Surveyor's office.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns  
 forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and  
 assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all  
 encumbrances except transmission line easement to Pacific Power & Light Co.,  
 in Book 332, page 544 Deed Records, and rights of the public in streets,  
 roads and highways.

FUTURE TAX STATEMENTS  
 ARE TO BE MAILED TO:

Chester O. Royer

1327 Long St.

Sweet Home, OR 97386



Recorded By  
 Pioneer National  
 Title Insurance Company

and that  
 grantor will warrant and forever defend the above granted premises and every part and parcel there-  
 of against the lawful claims and demands of all persons whomsoever, except those claiming under  
 the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is  
\$15,000.00. However, the actual consideration consists of or includes other property or  
 value given or promised which is <sup>part of the</sup> ~~the whole~~ consideration (indicate which). (\*If not applicable, delete).

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 24th day of May, 1976.

Mamie W. Tabler  
Louis Wodtli

STATE OF OREGON, County of Linn) ss. Page 2, 1976

Personally appeared the above named LOUIS WODTLI, GRACE W. BOWSER and

MAMIE W. TABLER

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Clara L. Johnson  
 Notary Public for Oregon

My commission expires January 1, 1978