

RETURN TO:

Tax Lot # _____

PROPERTY LINE ADJUSTMENT DEED

KNOW ALL MEN BY THESE PRESENTS, that _____

_____ hereinafter called "grantors" for the consideration

hereinafter stated, conveys to _____ hereinafter called

"grantee", the following described real property:

Purpose: The purpose of this deed is to consolidate two or more lots or parcels into a single lot or parcel and the effect shall be that all lots and parcels consolidated shall hereafter be considered a single lot or parcel. The consolidation of the lots or parcels pursuant to this deed is given in satisfaction of a condition of the approval received from the Yamhill County Department of Planning and Development, 400 NE Baker St., McMinnville, OR 97128, in Docket No. _____. This boundary line adjustment deed is subject to the provisions of ORS 92.190 and is given for the benefit of Yamhill County. The consolidation of lots or parcels under this deed shall be effective and continue in perpetuity unless and until Yamhill County consents in writing to termination thereof.

Tax Lot Reference: All lots or parcels consolidated by this deed shall hereafter be considered a single tax lot known as

Tax Lot _____.

To have and to hold the same unto the said grantee and grantee's successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is none. (The other property or value was the whole consideration, namely the land use approval received from the Yamhill County Department of Planning and Development described above.)

In witness whereof, the grantors have executed this instrument on the days stated adjacent to their respective names.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Until a change is requested, all tax statements shall be sent to the following address:

GRANTORS:

GRANTEES:

Date

Date

Date

Date

STATE OF OREGON

COUNTY OF _____

On this _____ day of _____, 20____, personally appeared the above named, _____, and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public
My Commission Expires: _____

Instructions for Filing Property Line Adjustment Deed to Consolidate Lots or Parcels

1. As a condition of approval for certain dwellings on resource land, all lots or parcels that are under the same ownership must be consolidated into a single lot or parcel. Consolidation may also be required when a property owner is replacing an existing dwelling but wishes to site the new dwelling on a different lot.
2. The attached Property Line Adjustment Deed must be filled out and signed before a Notary Public. Documents must be typewritten or printed legibly.
3. Names of all current property owners who appear on the property deed or contract shall be shown in the appropriate space at the top of the Property Line Adjustment Deed, and each owner must sign the document in the presence of a Notary Public. (Signatures must be IDENTICAL names to those listed at the top of the deed).
4. Tax Lot reference: The Tax Assessor's office should be contacted to determine the tax lot number that will be assigned to the consolidated parcel, and this number must be entered on the deed.
5. Exhibit A: The legal description of the property AS IT WILL EXIST WHEN THE LOTS ARE CONSOLIDATED INTO ONE PARCEL must be included as Exhibit A. This means that the perimeter of the consolidated tract must be described, and not the individual lots or parcels that make up the tract, since the purpose of the deed is to vacate the lot lines between the lots or parcels. You may want to contact a surveyor for help in completing the legal description.
6. When the form is completed, it should be taken to the Department of Planning and Development for review. Once the Planning Department has approved the content of the form, it must be recorded in the deed records for the county. This is done at the County Clerk's at 414 NE Evans Street. A copy of the recorded deed must be submitted to the Planning Department before building or septic permits will be issued.
7. If you have any questions, please contact the Planning Department at 503-434-7516.