Introduction

The property line adjustment application is to review changes in property lines when no new lots are being created. For example, property lines may be changed to account for the location of fences, driveways, gardens and buildings. A property owner may discover that a fence is located on a neighbor's property. As a solution, the property owners may agree to relocate their property lines. A property line adjustment review is needed to make sure the change is consistent with zoning standards.

In addition to filling out the application form, the applicant needs to draw a plot plan. The plot plan will show the property lines and dimensions, and the location of all buildings, wells, septic tanks and drainfield for the parcels which are being adjusted.

The applicants need to submit the application to the Planning Department. Once the application and plot plan are accepted, staff will review the proposal.

A single adjustment of one line between two abutting properties will be approved as a ministerial\(^1\) act.

Multiple adjustments between more than two abutting properties will be processed as a land use decision and may be approved as a single application on condition that each adjustment is completed prior to the next, in accordance with ORS Chapter 92.

Approval will become final after the applicant(s) complies with the approval criteria including completion of surveys when required and recording of the property line adjustment deed(s). These must be completed within one year of the approval.

This information is provided as a courtesy and is not intended to replace the provisions of Article 6.3.

If you have any questions about this application, please feel free to contact this office at 541-396-7770 or visit us at 225 North Adams Street in Owen Building in Coquille, Oregon.

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\(^1\) ministerial decisions are not land use decisions as described in ORS 197.015 and are not subject to appeal as land use decisions

Updated 7/14
Please place a check mark on the appropriate type of review that has been requested. An incomplete application will not be processed. Applicant is responsible for completing the form. Attach additional sheets to answer questions if needed.

A. Applicant/Owner:

Name: MAIN ROCK PRODUCTS INC. Telephone: 541-756-2623
Address: 96521 KENTUCK WAY LANE
City: NORTH BEND State: OR Zip Code: 97459

B. Applicant/Owner:

Name: MAIN ROCK PRODUCTS INC Telephone: 541-756-2623
Address: 96521 KENTUCK WAY LANE
City: NORTH BEND State: OR Zip Code: 97459

C. Property Descriptions:

Property #1
Township 24S Range 12W Section 34 Tax Lot 00700
Tax Account 153701 Lot Size 4.10 AC Zoning District F

Property #2
Township 25S Range 12W Section 3 Tax Lot 00800
Tax Account 253100 Lot Size 62.56 Zoning District F F F F

D.: Criteria from Article 6.3

ARTICLE 6.3 PROPERTY LINE ADJUSTMENTS
SECTION 6.3.100 PROPERTY LINE ADJUSTMENTS:
As set forth in ORS 92.190(3), the common boundary line between lots or parcels may be adjusted in accordance with this section without the replatting procedures in ORS 92.180 and 92.185 or the vacation procedures in ORS Ch. 368. Once a lot or parcel line has been adjusted, the adjusted line shall be the boundary or property line, not the original line. The Director has authority to approve a line adjustment as a Ministerial Action.

SECTION 6.3.125 PROCEDURE:
1. An application for a line adjustment or elimination shall be filed by the owners of all lots or parcels affected. The application shall be accompanied by an appropriate fee and contain the following information:
   a. Reason for the line adjustment;
   b. Vicinity map locating the proposed line adjustment or elimination in relation to adjacent subdivisions, partitions, other units of land and roadways;
   c. A plot plan showing the existing boundary lines of the lots or parcels affected by the line adjustment and the approximate location for the proposed adjustment line. The plot plan shall also show the approximate location of all structures within ten (10) feet of the proposed adjusted line;
   d. A current property report (less than 6 months old) indicating any taxes, assessment or other liens against the property, easements, restrictive covenants and rights-of-way, and ownerships of the property of the proposed development.

Updated 7/14
A title report is acceptable.

2. A line adjustment is permitted only where an additional unit of land is not created and where the lot or parcel reduced in size by the adjustment complies with the requirements of the applicable zone except that a line adjustment for the purpose of exchange or transfer of land between resource land owners shall be allowed so long as:
   a. No parcel is reduced in size contrary to a condition under which it was formed;
   b. The resulting parcel sizes do not change the existing land use pattern (e.g. two conforming parcels must remain conforming; and
   c. Two non-conforming parcels may remain non-conforming; and, two parcels, one conforming and one non-conforming, may remain as such regardless of which parcel is non-conforming after the exchange or transfer).

3. An encroachment of existing or planned structures will not be created within required setbacks as a result of the line adjustment.

4. A line adjustment for a lot or parcel that is less than the minimum lot size before the adjustment and further reduced as a result of the adjustment is permissible provided the applicant submits either:
   a. Proof that, for the lot or parcel reduced in size, sewage disposal is provided by either a publicly owned sewage disposal system, or a privately owned sewage disposal system regulated by the Public Utility Commission of Oregon; or
   b. Written evidence, for the lot or parcel reduced in size, that an on-site septic system that is intended to remain in use after final approval was authorized by an approving authority, or if written evidence is not available, provide a septic system evaluation (prepared by a professional qualified under ORS 700) that certifies the existing system to be properly functioning, and that the existing septic system is either located entirely on the same lot or parcel containing an existing dwelling, or that a proper easement is provided to allow the continued use and maintenance of the system; or
   c. Documentation, for a vacant lot or parcel reduced to less than one (1) acre, that the Department of Environmental Quality has approved the method of sewage disposal. Unless circumstances warrant otherwise (public services), parcels that are greater than one (1) acre shall not be subject to a septic system evaluation in the line adjustment process.

5. In resource lands, a unit of land containing a dwelling, or approved for construction of a dwelling, cannot be adjusted with a vacant resource unit of land for the purpose of qualifying the vacant unit for a 160-acre dwelling.
   a. A resource unit of land less than 160 acres and containing a (preexisting) dwelling, or approved for construction of a dwelling, cannot be adjusted with a vacant resource unit of land for the purpose of qualifying the vacant unit for a 160-acre dwelling;
   b. A resource unit of land 160 acres or greater and containing a (preexisting) dwelling, or approved for construction of a dwelling, cannot be adjusted below 160 acres with a vacant resource unit of land for the purpose of qualifying the vacant unit for a 160-acre dwelling;
   c. A resource unit of land 160 acres or greater and containing a dwelling approved as a 160-acre dwelling, or approved for construction of a 160-acre dwelling, cannot be reduced below 160 acres for the purpose of qualifying the vacant unit for a 160-acre dwelling.

6. Same Designation: A line adjustment shall only be permitted where the sale or transfer of ownership is made between abutting owners of like designated lands, residential lands, commercial lands, industrial lands, and resource lands, unless an existing structure encroaches over an existing property boundary or the boundary line adjustment is required to comply with requirements of the State Department of Environmental Quality for a subsurface sewage system.

Updated 7/14
SECTION 6.3.150 EASEMENTS AND ACCESS:
A line adjustment shall have no affect on existing easements or access. Access shall not be eliminated through a property line adjustment process. If an access is potentially affected then an easement may be created for access to comply with this criterion.

SECTION 6.3.175 MAPPING AND FILING REQUIREMENTS:
1. Map and Monuments Required:
   a. For any resulting lot or parcel ten acres or less, a survey map that complies with ORS 209.250 shall be prepared;
   b. The survey map shall show all structures within ten (10) feet of the adjusted line;
   c. The survey shall establish monuments to mark the adjusted line.
2. Approval and Filing Requirements:
   a. Upon determination that the requirements of this section have been met, the Director shall advise the applicant in writing that the line adjustment is tentatively approved;
   b. Within one year from the date of tentative approval, the applicant shall prepare and submit to the Director any map required by Section 6.2.800(4) and Section 6.2.800(5) if a survey is required. If no map is required, the applicant shall submit proof that the requirements of the tentative approval have been met. The Director shall indicate final approval by endorsement upon the map, if any, or if no map is required the Director shall advise the applicant in writing that final approval has been granted;
   c. Once endorsed by the Director, the map shall then be submitted to the County Surveyor. When the map is filed, the County Surveyor shall indicate the filing information on the map;
   d. A line adjustment shall be effective when the map is filed by the County Surveyor and an instrument (e.g. deed or covenant) is recorded with the County Clerk. If no map is required, then the line adjustment shall be effective when final approval is granted by the Director and an instrument is recorded with the County Clerk;
   e. If a survey is required, the Deed shall be recorded and the Survey Map shall be filed simultaneously. The survey map, with the signature of the Coos County Planning Director shall be submitted to the County Surveyor along with the required filing fee. The survey map will be given a filing number which will be added to the Property Line Adjustment deed. The deed will then be recorded whereupon the recording number for said deed will be added to the face of the survey map. Said map will then be filed with the County Surveyor, completing the process.

E. Authorization:
All areas must be initialed by all applicant(s) prior to the Planning Department accepting any application.

I hereby attest that I am authorized to make the application for a conditional use and the statements within this application are true and correct to the best of my knowledge and belief. I affirm that this is a legally created tract, lot or parcel of land. I understand that I have the right to an attorney for verification as to the creation of the subject property. I understand that any action authorized by Coos County may be revoked if it is determined that the action was issued based upon false statements or misrepresentation.

Updated 7/14
ORS 215.416 Permit application; fees; consolidated procedures; hearings; notice; approval criteria; decision without hearing. (1) When required or authorized by the ordinances, rules and regulations of a county, an owner of land may apply in writing to such persons as the governing body designates, for a permit, in the manner prescribed by the governing body. The governing body shall establish fees charged for processing permits at an amount no more than the actual or average cost of providing that service. The Coos County Board of Commissioners adopt a schedule of fees which reflect the average review cost of processing and set-forth that the Planning Department shall charge the actual cost of processing an application. Therefore, upon completion of review of your submitted application/permit a cost evaluation will be done and any balance owed will be billed to the applicant(s) and is due at that time. By signing this form you acknowledge that you are responsible to pay any debt caused by the processing of this application. Furthermore, the Coos County Planning Department reserves the right to determine the appropriate amount of time required to thoroughly complete any type of request and, by signing this page as the applicant and/or owner of the subject property, you agree to pay the amount owed as a result of this review. If the amount is not paid within 30 days of the invoice, or other arrangements have not been made, the Planning Department may choose to revoke this permit or send this debt to a collection agency at your expense.

I understand it is the function of the planning office to impartially review my application and to address all issues affecting it regardless of whether the issues promote or hinder the approval of my application. In the event a public hearing is required to consider my application, I agree I bear the burden of proof. I understand that approval is not guaranteed and the applicant(s) bear the burden of proof to demonstrate compliance with the applicable review criteria.

As applicant(s) I/we acknowledge that is in my/our desire to submit this application and staff has not encouraged or discouraged the submittal of this application.

As the applicant(s) I/we acknowledge pursuant to Section 3.3.151(5), the property line adjustment deed must be recorded with the County Clerk within one year from the date of final approval from the Planning Department.

Date

Applicant(s) Original Signature

Applicant(s) Original Signature

Date

THE PURPOSE OF THIS PROPOSED PROPERTY LINE ADJUSTMENT IS TO REMOVE THE HOME SITE FROM THE MAIN ROCK PROPERTY. THE HOME SITE WILL BE SOLD TO KENT & NANCY MAIN WHO LIE IN THE HOSE.

Updated 7/14
PLOT PLAN - BOUNDARY LINE ADJUSTMENT
TAX LOT 700, MAP SEC 34, TWP24S, RNG12W, AND
TAX LOT 300, MAP SEC 3, TWP25S, R12W,
COOS COUNTY, OREGON

SURVEY FOR:
MAIN ROCK PRODUCTS, INC
96521 KENTUCK WAY LANE
NORTH BEND, OR 97459

AUG 22, 2014
SCALE: 1' - 400'

1/4 COR.
PER CS#10A11
MON. 5' N OF
TRUE POSITION

PROPOSED ADJUSTMENT LINE
SEPTIC TANK & DRAIN FIELD

PLANNED EASEMENT
20' BY 180'

10.2 AC/-
AFTER ADJUSTMENT
(NOT BASED ON SURVEY)
PLOT PLAN - BOUNDARY LINE ADJUSTMENT
TAX LOT 700, MAP SEC 34, TWP 24S, RNG 12W; AND
TAX LOT 300, MAP SEC 3, TWP 25S, RNG 12W,
COOS COUNTY, OREGON

SURVEY FOR:
MAIN ROCK PRODUCTS, INC
96521 KENTUCK WAY LANE
NORTH BEND, OR 97459

AUG 22, 2014
SCALE: 1' - 400'

1/4 COR.
PER CS #10 All
MON. 5' N OF
TRUE POSITION

N86°30'52"W
1289.62
SEC 34

N86°16'52"W
1289.62
SEC 3

KENTUCK CREEK

PROPOSED ADJUSTMENT LINE
N 4163.37 W

KENTUCK

WELL

SHOP

SEPTIC TANK
& DRAIN FIELD

PLANNED EASEMENT
20' BY 180

503

585'58.52''E 1397.86

310.57

586'29.52''E 1310.57

130'

503
PLOT PLAN - BOUNDARY LINE ADJUSTMENT
TAX LOT 700, MAP SEC 34, TWP 24S, RNG 12W; AND
TAX LOT 300, MAP SEC 3, TWP 25S, RNG 12W,
COOS COUNTY, OREGON

SURVEY FOR:
MAIN ROCK PRODUCTS, INC
96521 KENTUCK WAY LANE
NORTH BEND, OR 97459

AUG 22, 2014
SCALE: 1" - 400'

1/4 COR.
PER CS #10AII
MON. 5' N OF
TRUE POSITION

N 86°30'52" W
1289.62
SEC 34

N 86°16'52" W
1289.62
SEC 3

KENTUCK CREEK

HOU

60

WELL

130'

SHOP

PROPOSED ADJUSTMENT LINS

KENTUCK

PLANNED EASEMENT
20' BY 180'

SEPTIC TANK & DRAIN FIELD

TL 700

TL 300

TL 300

TL 300

N 86°30'52" E
1397.86

N 86°29'52" E
1310.57

1172.28
QUITCLAIM DEED—STATUTORY FORM

Coos County
Main Rock Products, Inc.

release and quitclaim to

Grantee, all right, title and interest in and to the following described County, Oregon, to-wit:

The SWK of the SEK of Sec. 34, Twp. 24S, Rge. 12 W, lying South of Kentuck-Glasgow County Road, Coos County, Oregon

The true consideration for this conveyance is $12,000.00. (Here comply with the requirements of ORS 93.039)

Dated this 23rd day of October 1985

[Signature]
Chairman
Commissioner
Commissioner

Below me:

[Signature]
Notary Public for Oregon—My commission expires

QUITCLAIM DEED

Coos County
Main Rock Products, Inc.
5361 Kentuck Way
North Bend, Oregon 97459

After recording return to:
Main Rock Products, Inc.
5361 Kentuck Way
North Bend, Oregon 97459

[Signature]
County Recorder

[Return to Attaching Agent...]

[Signature]
Register of Deeds

[Return to Attaching Agent...]

[Signature]
County Auditor

[Return to Attaching Agent...]
WARRANTY DEED

HARRY C. FRANSON, Trustee for the Estate of HANNAH J. FRANSON, Grantor, conveys and warrants to MAIN ROCK PRODUCTS, INC., an Oregon corporation, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lots 2 and 3, Section 3, Township 25 South, Range 12 East of the Willamette Meridian, Coos County, Oregon.

EXCEPT: A parcel situated in the NE ¼ of the NW ¼ of said Section 3, described as follows:

Beginning at a 1½ inch iron pipe marking the South-west corner of said NE ¼ of the NW ¼, thence South 80 degrees 15' East along the 1/16th line 495 feet to a 5/8 inch iron rod; thence continuing South 86 degrees 15' East an additional 8 feet; thence North 2 degrees 31' East 187.7 feet to a 3/8 inch iron rod on the Southwesterly boundary of the Kentuck-Glasgow County Road; thence North 23 degrees 32' West along said road boundary 94.05 feet to a 5/8 inch iron rod; thence North 77 degrees 32' West 120.4 feet; thence South 60 degrees 24' West 297.9 feet; thence South 41 degrees 38' West 149.8 feet to the point of beginning.

SUBJECT TO AND EXCEPTING:

An easement for a 20 foot wide roadway, lying 10 feet on either side of the following described center line:

Beginning at the 1½ inch iron pipe marking the South-west corner of said NE ¼ of the NW ¼ of said Section 3, thence North 41 degrees 38' East 149.8 feet; thence North 60 degrees 24' East 100 feet to the point of beginning of said road easement; thence North 30 degrees West along the center line of said Road Easement to the intersection with the Southeast boundary of Kentuck-Glasgow Road. All in Coos County, Oregon.

The true and actual consideration for this conveyance is $6,000.00.

Until a change is requested, all tax statements are to be sent to the following address: 5361 Kentuck Way, North Bend, Oregon 97459.

DATED this 23rd Day of June, 1980.

Warranty Deed - 1
STATE OF OREGON

COUNTY OF COOS

ss.

Jan. 23, 1980

Personally appeared Harry G. Franson who, being duly
sworn, did say that he is the Trustee for the Estate of
Hannah J. Franson and that said instrument was signed in
behalf of said estate; and he acknowledged said instrument
to be his voluntary act and deed.

Before me:

[Signature]

Notary Public for Oregon

My commission expires: Sep 1, 1987

Warranty Deed - 2
LIEN AND ENCUMBRANCE REPORT

Report No.: 360614011252
Your Reference Information: Main Rock Products, Inc., 98358 Kentuck Way Ln, North Bend, OR 97459

We have searched our Tract Indices as to the following described real property:

Government Lots 2 and 3, Section 3, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

EXCEPT: A parcel situated in the NE 1/4 of the NW 1/4 of said Section 3, described as follows:

Beginning at a 1 1/2 inch iron pipe marking the Southwest corner of said NE 1/4 of the NW 1/4; thence South 86° 15' East along the 1/16th line 495 feet to a 5/8 inch iron rod; thence continuing South 86° 15' East an additional 8 feet; thence North 2° 51' East 167.7 feet to a 5/8 inch iron rod on the Southwesterly boundary of the Kentuck-Glasgow County Road; thence North 23° 32' West along said road boundary 94.05 feet to a 5/8 inch iron rod; thence North 71° 32' West 120.4 feet; thence South 60° 24' West 297.9 feet; thence South 41° 38' West 149.8 feet to the point of beginning.

and as of August 5, 2014 at 08:00-AM we find the the last deed of record runs to:

Main Rock Products, Inc., an Oregon corporation

We also find the following monetary encumbrances of record:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing
improvements located on adjoining land onto the subject land), encumbrance, violation, variation or
adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey
of the subject land.

5. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation
heretofore or hereafter furnished, imposed by law and not shown by the public records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. Property taxes in an undetermined amount, which are a lien but not yet payable, including any
assessments collected with taxes to be levied for the fiscal year 2014-2015.

7. The Land has been classified as Forest, as disclosed by the tax roll. If the Land becomes disqualified,
said Land may be subject to additional taxes and/or penalties.

8. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have
knowledge of any outstanding obligation, please contact the Title Department immediately for further
review prior to closing.

END OF EXCEPTIONS

A. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2013-2014
Amount: $596.89
Levy Code: 1398
Account No.: 253100
Map No.: 25-12-03 TL#300

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing,
including current fiscal year taxes, supplemental taxes, escaped assessments and any
delinquencies.

B. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2013-2014
Amount: $687.64
Levy Code: 1391
Account No.: 253190
Map No.: 25-12-03 TL#300

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing,
including current fiscal year taxes, supplemental taxes, escaped assessments and any
delinquencies.

The above information is the result of a limited search requested by the addressee and does not represent a
commitment to issue any policy of title insurance. Ticor Title Company shall have no liability for any errors or
omissions in this limited search which is utilized for monetary lien information only. No third party shall have any
right to rely upon this information for any purpose. Liability in connection with this search is expressly limited to
the fee paid.

Ticor Title Company

[Signature]

Ellen Breiter
SECTION 3 T.25S. R.12W. W.M.
COOS COUNTY

1" = 400'

SEE MAP 24 12 34

Lot 3 35.95

Lot 2 37.25

13-98F
13-91

This map is made solely for the purpose of assisting in locating said premises and the Company assumes no liability for the variations, if any, in dimensions and locations ascertained by actual survey.

TICOR TITLE COMPANY
WARRANTY DEED

HARRY G. FRANSON, Trustee for the Estate of HANNAH J. FRANSON, Grantor, conveys and warrants to MAIN ROCK PRODUCTS, INC., an Oregon corporation, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lots 2 and 3, Section 3, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

EXCEPT: A parcel situated in the NE ¼ of the NW ¼ of said Section 3, described as follows:

Beginning at a ½ inch iron pipe marking the Southwest corner of said NE ¼ of the NW ¼, thence South 86 degrees 15' East along the 1/16th line 495 feet to a 5/8 inch iron rod; thence continuing South 86 degrees 15’ East an additional 6 feet; thence North 2 degrees 37’ East 167.7 feet to a 5/8 inch iron rod on the Southwesterly boundary of the Kentuck-Glasgow County Road; thence North 23 degrees 32’ West along said road boundary 94.05 feet to a 5/8 inch iron rod; thence North 71 degrees 32’ West 120.4 feet; thence South 60 degrees 24’ West 297.9 feet; thence South 41 degrees 38’ West 149.8 feet to the point of beginning.

SUBJECT TO AND EXCEPTING:

An easement for a 20 foot wide roadway, lying 10 feet on either side of the following described center line:

Beginning at the ½ inch iron pipe marking the Southwest corner of said NE ¼ of the NW ¼ of said Section 3; thence North 41 degrees 38’ East 149.8 feet; thence North 60 degrees 24’ East 100 feet to the point of beginning of said road easement; thence North 30 degrees West along the center line of said road easement to the intersection with the Southeast boundary of Kentuck-Glasgow Road. All in Coos County, Oregon.

The true and actual consideration for this conveyance is $65,000.00.

Until a change is requested, all tax statements are to be sent to the following address: 5361 Kentuck Way, North Bend, Oregon 97459.

DATED this 23rd day of June, 1980.

Warranty Deed - 1
STATE OF OREGON  
COUNTY OF COOS  

Personally appeared Harry G. Franson who, being duly sworn, did say that he is the Trustee for the Estate of Hannah J. Franson and that said instrument was signed in behalf of said estate, and he acknowledged said instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon
My comm. expires: July 4, 1982

Warranty Deed - 2
LIEN AND ENCUMBRANCE REPORT

Report No.: 360614011252
Fee: $100.00
Your Reference Information: Main Rock Products, Inc., 96356 Kentuck Way Ln, North Bend, OR 97459

We have searched our Tract Indices as to the following described real property:

Government Lots 2 and 3, Section 3, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

EXCEPT: A parcel situated in the NE 1/4 of the NW 1/4 of said Section 3, described as follows:

Beginning at a 1 1/2 inch iron pipe marking the Southwest corner of said NE 1/4 of the NW 1/4; thence South 86° 15' East along the 1/18th line 495 feet to a 5/8 inch iron rod; thence continuing South 86° 15' East an additional 8 feet; thence North 2° 51' East 167.7 feet to a 5/8 inch iron rod on the Southwesterly boundary of the Kentuck-Glasgow County Road; thence North 23° 32' West along said road boundary 94.05 feet to a 5/8 inch iron rod; thence North 71° 32' West 120.4 feet; thence South 60° 24' West 297.9 feet; thence South 41° 38' West 149.8 feet to the point of beginning.

and as of August 5, 2014 at 08:00-AM we find the the last deed of record runs to:

Main Rock Products, Inc., an Oregon corporation

We also find the following monetary encumbrances of record:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.

5. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2014-2015.

7. The Land has been classified as Forest, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

8. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

END OF EXCEPTIONS

A. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2013-2014
Amount: $596.89
Levy Code: 1398
Account No.: 253100
Map No.: 25-12-03 TL#300

Prior to close of escrow, please contact the Tax Collector’s Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

B. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2013-2014
Amount: $687.64
Levy Code: 1391
Account No.: 253190
Map No.: 25-12-03 TL#300

Prior to close of escrow, please contact the Tax Collector’s Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

The above information is the result of a limited search requested by the addressee and does not represent a commitment to issue any policy of title insurance. Ticor Title Company shall have no liability for any errors or omissions in this limited search which is utilized for monetary lien information only. No third party shall have any right to rely upon this information for any purpose. Liability in connection with this search is expressly limited to the fee paid.

Ticor Title Company

Ellen Breiter
This map is made solely for the purpose of assisting in locating said premises and the Company assumes no liability for the variations, if any, in dimensions and locations ascertained by actual survey.

TICOR TITLE COMPANY
LIEN AND ENCUMBRANCE REPORT

Report No.: 360814011254    Fee: $100.00
Your Reference Information: Main Rock Products, Inc., Vacant Land 24-12-34 TL#700

We have searched our Tract Indices as to the following described real property:

The SW 1/4 of the SE 1/4 of Section 24, Township 24 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, lying South of Kentuck-Glasgow County Road, Coos County, Oregon.

and as of August 5, 2014 at 08:00-AM we find the the last deed of record runs to:

Main Rock Products, Inc.

We also find the following monetary encumbrances of record:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.

5. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

SPECIFIC ITEMS AND EXCEPTIONS:
6. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2014-2015.

7. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

END OF EXCEPTIONS

A. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2013-2014
Amount: $298.76
Levy Code: 1398
Account No.: 153701
Map No.: 24-12-34 TL#700

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

The above information is the result of a limited search requested by the addressee and does not represent a commitment to issue any policy of title insurance. Ticor Title Company shall have no liability for any errors or omissions in this limited search which is utilized for monetary lien information only. No third party shall have any right to rely upon this information for any purpose. Liability in connection with this search is expressly limited to the fee paid.

Ticor Title Company

[Signature]

Ellen Broder
QUITCLAIM DEED

Grantor.

Coos County
Main Rock Products, Inc.

Grantee.

real property situated in Coos County, Oregon, to-wit:

Serial No. 1537,01 Twp. 24, Rge. 12, Sec. 34 Tax Lot No. 700

The SW¼ of the SE¼ of Sec. 34, Twp. 24 S., Rge. 12 W.M., lying South of Kentuck-Glasgow County Road, Coos County, Oregon

The true consideration for this conveyance is $ 12,000.00. (Here comply with the requirements of ORS 93.09)

Dated this 23rd day of October, 1985

[Signature]
Chairman
Commissioner
Commissioner

Personally appeared the above named [Signature] and acknowledged the foregoing instrument to be their voluntary act and deed

Before me: [Signature]
Notary Public for Oregon—My commission expires: 7-7-87

QUITCLAIM DEED

Coos County
Main Rock Products, Inc.
5361 Kentuck Way
North Bend, Oregon 97459

After recording return to:
Main Rock Products, Inc.
5361 Kentuck Way
North Bend, Oregon 97459

I hereby certify that the within instrument was filed for record in the Coos County Clerk's Office in the County of Coos, State of Oregon, on the day of , 19.

By [Signature]
Coos County Clerk

State of Oregon
Coos County

No. 95-5-42/12
LIEN AND ENCUMBRANCE REPORT

Report No.: 360614011254
Fee: $100.00
Your Reference Information: Main Rock Products, Inc., Vacant Land 24-12-34 TL#700

We have searched our Tract Indices as to the following described real property:

The SW 1/4 of the SE 1/4 of Section 24, Township 24 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, lying South of Kentuck-Glasgow County Road, Coos County, Oregon.

and as of August 5, 2014 at 08:00-AM we find the the last deed of record runs to:

Main Rock Products, Inc.

We also find the following monetary encumbrances of record:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.

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END OF EXCEPTIONS

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Ticor Title Company

Ellen Breiter