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.

\(^1\) 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: Donald E. Eleni Walden
Address: 7000 Stage Rd.
City: North Bend
State: OR Zip Code: 97459
Telephone: 

B. Applicant/Owner:
Name: Andrew Knight
Address: 541 252-6
City: North Bend
State: OR Zip Code: 97459
Telephone: 1633

C. Property Descriptions:
Property #1
Township 23S Range 13W Section 35 Tax Lot 2500
Tax Account 66400 Lot Size 9.89 Zoning District F

Property #2
Township 23S Range 13W Section 35 Tax Lot 3700
Tax Account 70700 Lot Size 10.00 A Zoning District 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.
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 response 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 chose 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 bare 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.

Applicant(s) Original Signature

Applicant(s) Original Signature

Date

Date

Elene Walden

Pat Clen

Charles W. Fraser
October 30, 2014

Mulkins & Rambo, LLC
Troy Rambo
PO Box 809
North Bend, OR 97459

LIEN AND ENCUMBRANCE REPORT

Report No.: 360614011756  
Fee: $100.00
Your Reference Information: Patrick D. Conlon, Andrew J. Knight and Charles M. Sprague, 70070 Stage Rd, North Benc

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

PARCEL 1:

The SW 1/4 of the SW 1/4 of the SE 1/4 of Section 35, Township 23 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

PARCEL 2:

TOGETHER WITH an easement for ingress and egress as disclosed in deed recorded April 20, 1993, bearing Microfilm Reel No. 83-02-1784, Records of Coos County, Oregon.

and as of October 28, 2014 at 08:00-AM we find the the last deed of record runs to:

Patrick D. Conlon, Andrew J. Knight and Charles M. Sprague, not as tenants in common but with right of survivorship

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. Unpaid Property Taxes are as follows:

   Fiscal Year: 2014-2015
   Amount: $1,469.08, plus interest, if any
   Levy Code: 1317
   Account No.: 70700
   Map No.: 23-13-35 T#2700

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.

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: The last conveyance(s) affecting said Land, which recorded over 24 months of the date of this report, are as follows:

   Grantor: Rosalee E. Bernard
   Grantee: Patrick D. Conlon, Andrew J. Knight and Charles M. Sprague, not as tenants in common but with right of survivorship
   Recording Date: December 8, 2003
   Recording No: 2003-19267

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 the Company in locating said premises and the Company assumes no liability for the variations, if any, in dimensions and locations ascertained by actual survey.
STATUTORY WARRANTY DEED

ROSALIE E. BERNARD Grantor, conveys and warrants to PATRICK D. CONLON, ANDREW J. KNIGHT AND CHARLES M. SPARGUER, NOT AS TENANTS IN COMMON BUT WITH RIGHT OF SURVIVORSHIP Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in COOS County, Oregon, to wit:

The SW 1/4 of the SW 1/4 of the SE 1/4 of Section 35, Township 23 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

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 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. The said property is free from encumbrances except: SEE ATTACHED EXHIBIT "A"

The true consideration for this conveyance is $16,000.00 (Here comply with the requirements of ORS 91.030)

Dated the 31st day of December, 2003

ROSALIE E. BERNARD

State of Oregon, County of COOS
The foregoing instrument was acknowledged before me this 31st day of December, 2003 by

ROSALIE E. BERNARD

THE ABOVE DESCRIBED PROPERTY IS DEEDED TOGETHER WITH EASEMENTS FOR ACCESS AS DISCLOSED IN WARRANTY DEED CONVEYED TO Richard W. Bichman, recorded April 20, 1993, bearing Microfilm Reel No. 83-2-1784, Records of Coos County, Oregon.
'EXHIBIT A'

1. Minerals in instrument, including the terms and provisions thereof,
   Reserved by: Weyerhaeuser Company
   Recorded: January 16, 1981
   Microfilm Reel No. 81-1-0702
   Deed Records of Coos County, Oregon.

   The minerals interest reserved or excepted above has not been followed out and
   subsequent transactions affecting said interest or taxes levied against same are
   not reflected in this title evidence.

2. Reciprocal Easement Exchange Agreement, including the terms and provisions
   thereof,
   Contained in: instrument
   Between: Menasha Corporation, a Wisconsin corporation and Weyerhaeuser
   Real Estate Company, a Washington Corporation
   Recorded: May 25, 1982
   Microfilm Reel No.: 82-2-3077, and all supplementals and/or amendments thereof,
   Records of COOS County, Oregon.
LIEN AND ENCUMBRANCE REPORT

Report No.: 360614011755
Fee: $100.00
Your Reference Information: Donald M. Walden and Elene P. Walden, 23-13-35 TL#2500

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

The SE 1/4 of the SW 1/4 of the SE 1/4 of Section 35, Township 23 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

and as of October 28, 2014 at 08:00-AM we find the the last deed of record runs to:

Donald M. Walden and Elene P. Walden, as tenants by the entirety

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. Unpaid Property Taxes are as follows:

Fiscal Year: 2014-2015  
Amount: $43.44, plus interest, if any  
Levy Code: 1315  
Account No.: 66400  
Map No.: 23-13-35 TL#2500

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.

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: The last conveyance(s) affecting said Land, which recorded over 24 months of the date of this report, are as follows:

   Grantor: Art C. Russell and Janet L. Russell  
   Grantee: Donald M. Walden and Elene P. Walden, husband and wife  
   Recording Date: November 2, 1994  
   Recording No: 94-11-0056

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
TICOR TITLE INSURANCE

STATEWIDE WARRANTY DEED

ART G. RUSSELL, Sr. and JANET L. RUSSELL

CONVEYOR OF
DONALD H. WALKER and ELIZA R. WALKER, husband and wife

CONVEYEE, the following described real property free of encumbrances except as specifically set forth herein located in

COWEY
County, Oregon, to wit:

SEE "LEGAL DESCRIPTION" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAW AND REGULATIONS. BEFORE SELLING OR TRANSFERRING THE PROPERTY, THE PERSON ACQUIRING TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT OR ZONING AGENCY TO DETERMINE ANY LIMITATIONS ON LAND USES AGAINST TAKING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. THE SAID PROPERTY IS FREE FROM ANY ENCUMBRANCES EXCEPT SEE EXCEPTIONS TO TITLE FOLLOWING LEGAL DESCRIPTION AS ATTACHED.

Dated this 31st day of
October 1994

[Signature]
ART G. RUSSELL, Sr.

[Signature]
JANET L. RUSSELL

STATE OF OREGON, COUNTY OF

The foregoing instrument was acknowledged before me this
31st day of October, 1994.

[Signature]
Notary Public in Oregon
my commission expires: 5-6-97

GARANTY DEED

ART G. RUSSELL, Sr. and JANET L. RUSSELL

CONVEYOR OF
DONALD H. WALKER and ELIZA R. WALKER

CONVEE, the following described real property free of encumbrances except as specifically set forth herein located in

COWEY
County, Oregon, to wit:

SEE "LEGAL DESCRIPTION" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

This instrument will not allow use of the property described in this instrument in violation of applicable land use law and regulations. Before selling or transferring the property, the person acquiring title to the property should check with the appropriate city or county planning department or zoning agency to determine any limitations on land uses against taking or forest practices as defined in ORS 30.930. The said property is free from any encumbrances except see exceptions to title following legal description as attached.

Dated this 31st day of
October, 1994

[Signature]
ART G. RUSSELL, Sr.

[Signature]
JANET L. RUSSELL

STATE OF OREGON, COUNTY OF

The foregoing instrument was acknowledged before me this
31st day of October, 1994.

[Signature]
Notary Public in Oregon
my commission expires: 5-6-97

RECORDING

9411023

L. Mary Ann Wilson, Coos County Clerk, certify the within instrument was filed for record at
11:29 am on 11/07/1994
By J. WILSON

Deputy

3 pages 2 Fee $43.00

Tax Stmt No: 0126 (Coos County Warranty Deed 9411023)

136
TICOR TITLE INSURANCE

LEGAL DESCRIPTION

The SE 1/4 of the SW 1/4 of the SE 1/4 and that portion of the SE 1/4 of the SW 1/4 lying east of Stage Road, all being in section 29, Township 23 North, Range 13 West of the Milwaukie Meridian, Clackamas County, Oregon.

The within described property is subject to the following:

1. As disclosed by the tax rolls, the premises herein described have been assessed as forest lands. At any time that said land is disqualified for such use, the property will be subject to additional taxes or penalties and interest pursuant to the provisions of ORS chapter 321.

2. Any improvement located upon the insured property, which is described or defined as a mobile home under the provisions of Chapters 901 and 920, Oregon Revised Statutes, and is subject to registration as provided therein.

3. Rights of the public in and to that portion lying within streets, roads and highways.

4. Easement as reserved in deed, including the terms and provisions thereof.
   From: Phillips and Nambaugh Realty and Construction Corporation
   Recorded: April 24, 1974
   Book: 135
   Page: 512
   Records of Clackamas County, Oregon.

5. Easement as reserved in deed, including the terms and provisions thereof.
   From: Phillips and Nambaugh Realty and Construction Corporation
   Recorded: May 22, 1974
   Book: 123
   Page: 601
   Records of Clackamas County, Oregon.

6. Easement as reserved in deed, including the terms and provisions thereof.
   From: Phillips and Nambaugh Realty and Construction Corporation
   Recorded: April 24, 1974
   Book: 123
   Page: 351
   Records of Clackamas County, Oregon.

7. Easement, including the terms and provisions thereof.
   To: Bishop Moore
   Recorded: February 10, 1940
   Book: 123
   Page: 397
   Records of Clackamas County, Oregon.

   Said Easement was corrected in instrument recorded September 15, 1940, in Book 137, Page 303, Deed Records of Clackamas County, Oregon.

8. Minerals in instrument, including the terms and provisions thereof.

6-66-014

Title Service Company
Title Insurance Company

94 11 0055

The minerals interest reserved or excepted above has not been followed out and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title evidence.

9. Minerals not previously reserved are hereby reserved by Waythamagor Company, as set forth in instrument recorded January 14, 1941, bearing Microfilm Reel No. 81-3-178, Records of Coos County, Oregon.

The minerals interest reserved or excepted above has not been followed out and subsequent transactions affecting said interest or taxes levied against same are not reflected in this title evidence.


11. Easement, including the terms and provisions thereof,

To:  Richard W. Richmann

Recorded:  April 20, 1982

Microfilm Reel L:  78-3-178

Records of Coos County, Oregon.

Post:  Ingress, egress and utilities

12. Terms and provisions of the dedication and acceptance deeds for Stage Road, as disclosed by instrument recorded January 31, 1976, bearing Microfilm Reel No. 76-1-8102, Records of Coos County, Oregon, by instrument recorded February 15, 1979, bearing Microfilm Reel No. 79-1-00144, Records of Coos County, Oregon, by instrument recorded February 19, 1979, bearing Microfilm Reel No. 79-1-01264, Records of Coos County, Oregon, and by instrument recorded August 31, 1983, bearing Microfilm Reel No. 83-4-1215, Records of Coos County, Oregon.
AFTER ADJUSTMENT

THE PURPOSE OF THIS ADJUSTMENT IS TO RESOLVE AN ENCROACHING WATER SYSTEM (WELL, STORAGE TANK) AND A POWER VAULT.

Tony Rambo  LS 2865