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 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.
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: Corey M. Wooduff
Address: 56483 Riverton Rd.
City: Coquille
Telephone: 541-297-9348
State: OR Zip Code: 97423

B. Applicant/Owner:

Name: Sherry L. Wooduff
Address: 56477 Riverton Rd.
City: Coquille
Telephone: 541-896-3443
State: OR Zip Code: 97423

C. Property Descriptions:

Property #1
Township 28S Range 18W Section 8CC Tax Lot 1901
Tax Account 3238301 Lot Size 0.47 Zoning District RC/F

Property #2
Township 28S Range 18W Section 8CC/3CD Tax Lot 1900/1901
Tax Account 3238300/905201 Lot Size 1.04 Zoning District RC/1-

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 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 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 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

Date

Applicant(s) Original Signature

Date

Updated 7/14
July 17, 2014

TO:  Corey Woodruff  
56482 Riverton Road  
Coquille, OR 97423

Title Number:  360614011049-TTCOC006  
Regarding:  28-13-08CC 1901  
Property Address:  28-13-08cc TLI# 1901  
                   Coquille, Oregon 97423  
County:  Coos  
DATED AS OF:  July 14, 2014, 08:00-AM

PROPERTY

We have searched our Tract Indices as to the following described real property:
Beginning at a 5/8 inch iron rod marking the Northeast corner of Lot 6, Block 6, Elvy Addition to Riverton, Coos County, Oregon; thence along the East line of said Block 6 North 17° 47' 12" East 57.66 feet to a 5/8 inch iron rod; thence North 88° 47' 27" East 123.85 feet to a 5/8 inch iron rod; thence South 9° 43' 50" East 107.00 feet to a 5/8 inch iron rod on the South line of Section 8, Township 28 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North 89° 18' 43" West 174.24 feet to a 5/8 inch iron rod marking the Southeast corner of said Block 6; thence continuing North 89° 18' 43" West 104.61 foot to the Southwest corner of said Block 6; thence along the West line of said Block 6 North 17° 47' 12" East 78.92 feet to the Northwest corner of said Lot 6; thence North 72° 12' 46" East 100.00 feet to the point of beginning.

VESTING

Corey M. Woodruff, an estate in fee simple

RECORDED INFORMATION

Said property is subject to the following on record matter(s):

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, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, 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. Rights of the public as to any portion of the Land lying within the area commonly known as public roads, streets and highways.

8. Regulations, levies, liens, assessments, rights of way and easements of Fat Elk Drainage District.

9. Regulations, levies, liens, assessments, rights of way and easements of Beaver Slough Drainage District.

10. Any interest in any oil, gas and/or minerals, as disclosed by document

Entitled: Deed
Recording Date: November 17, 1888
Recording No: Book 16, Page 637
And in document recorded October 31, 1896 in Book 29, Page 339

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

11. Any rights incidental to the ownership and development of the mineral interest excepted or reserved in the document

Entitled: Deed
Recording Date: November 17, 1888
Recording No: Book 16 Page 637
And in document recorded October 31, 1896 in Book 29, Page 339

12. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: W.T. Alpine, etux
Purpose: water line
Recording Date: December 5, 1966
Recording No: 66-12-14118

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Water line
Recording Date: February 16, 1968
Recording No: 68-2-25964

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Power & Light Company
Purpose: public utilities
Recording Date: September 7, 1976
Recording No: 76-09-13251
15. An instrument entitled Waiver of Right to Object Forest and Farm Practices Management Covenant

Executed by: Corey M. Woodruff and Coos County
In favor of: Coos County
Recording Date: September 11, 2007
Recording No: 2007-11982

Which among other things provides: a perpetual non-exclusive forest and farm management covenant

Reference is hereby made to said document for full particulars.

A. This covenant and agreement provides that it shall be binding upon any future owners, encumbrancers, their successors or assigns, and shall continue in effect until the advisory agency approves termination.

16. A deed of trust to secure an indebtedness in the amount shown below,

Amount: $232,000.00
Dated: May 22, 2009
Trustor/Grantor: Corey Woodruff
Trustee: Fidelity National Title
Beneficiary: Wells Fargo Bank
Recording Date: May 28, 2009
Recording No: 2009-5005

THIS REPORT IS TO BE UTILIZED FOR INFORMATION ONLY.
Any use of this report as a basis for transferring, encumbering or foreclosing the real property described will require payment in an amount equivalent to applicable title insurance premium as required by the rating schedule on file with the Oregon Insurance Division.

The liability for Ticor Title Company is limited to the addressee and shall not exceed the $250.00 paid hereunder.

Ticor Title Company

Janice Devereux
Janice.devereux@ticortitle.com
After recording return to:
Corey M. Woodruff
120 S. Collier
Coquille, OR 97423

Send Tax Statement to:
Corey M. Woodruff
120 S. Collier
Coquille, OR 97423

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ZERO DOLLARS ($0.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, WILLIAM E. WOODRUFF and SHERRY L. WOODRUFF, Husband and Wife, hereinafter referred to as “Grantor”, do hereby convey unto COREY M. WOODRUFF, hereinafter “Grantee”, the following lands and property, together with all improvements located thereon, lying in the County of Coos, State of Oregon, to-wit:

Beginning at a 5/8” iron rod marking the Northeast corner of Lot 6, Block 6, Elvy Addition to Riverton, Coos County, Oregon, thence along the East line of said Block 6, North 17°47’12” East 57.66 feet to a 5/8” iron rod;
Thence North 88°47’27” East 123.85 feet to a 5/8” iron rod;
Thence South 9°43’50” East 107.00 feet to a 5/8” iron rod on the South line of Section 8, Township 28 South, Range 13 West, W.M.;
Thence North 89°18’43” West 174.24 feet to a 5/8” iron rod marking the Southeast corner of said Block 6;
Thence continuing North 89°18’43” West 104.64 feet to the Southwest corner of said Block 6;
Thence along the West line of said Block 6, North 17°47’12” East 78.92 feet to the Northwest corner of said Lot 6;
Thence South 72°12’48” East 100.00 feet to the point of beginning.

Containing 0.50 acres, more or less.
Also including a perpetual, non-exclusive, appurtenant easement for installation, maintenance and repair of water lines, electrical lines and water well, said easement described as follows:

Commencing at a 5/8” iron rod marking the Northeast corner of Lot 6, Block 6, Elvy Addition to Riverton, Coos County, Oregon, thence along the East line of said Block 6, North 17°47’12" East 57.66 feet to a 5/8” iron rod; Thence North 88°47’27" East 123.85 feet to a 5/8” iron rod the TRUE POINT OF BEGINNING; Thence North 9°43’50” West 95.00 feet; Thence South 80°16’10” West 16.00 feet; Thence South 9°43’50” East 20.00 feet; Thence North 80°16’10” East 6.00 feet; Thence South 9°43’50” East 73.50 feet; Thence North 88°47’27” East 10.10 feet to the point of beginning.

The true and actual consideration paid for this transfer, stated in terms of dollars, is $0.00.

In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

[Signature]
Grantor
William E. Woodruff

[Signature]
Grantor
Sherry L. Woodruff
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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

STATE OF OREGON
COUNTY OF COOS

This instrument was acknowledged before me on June 27, 2007 [date] by William E. Woodruff.

[Signature]
Notary Public

PRINT NAME
Patti Choquette

My Commission Expires: 5/1/2010

STATE OF OREGON
COUNTY OF COOS

This instrument was acknowledged before me on June 26, 2007 [date] by Sherry L. Woodruff.

[Signature]
Notary Public

PRINT NAME
Kari Robinson

My Commission Expires: 10/5/2010

- Bargain and Sale Deed - Page 3 -
COOS COUNTY CLERK, OREGON
TOTAL $36.00
06/28/2007  #2007-8636
TERRI L. TURI, C.C.C., COUNTY CLERK
11:12AM  3 OF 3
Ticor Title Company

STATUS OF RECORD TITLE REPORT

300 W. Anderson, Coos Bay, OR 97420
(541)269-5127 FAX: (541)267-0990

July 17, 2014

TO: Corey Woodruff
56482 Riverton Road
Coquille, OR 97423

Title Number: 360614011050-TTCOO06
Regarding: 28-13: 8CC 1900 & 8CD 901
Property Address: 28-13-08CD 901 & 28-13-08CC 1900
Coquille, Oregon 97423
County: Coos
DATED AS OF: July 15, 2014, 08:00-AM

PROPERTY

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

Parcel I:
Lots 1 through 5, inclusive, ELVY ADDITION TO RIVERTON, Coos County, Oregon.

Parcel II:
A parcel of land conveyed by Property Line Adjustment Warranty Deed recorded September 23, 1999 as instrument 1999-12215, Deed Records of Coos County, Oregon, and further described as follows:

Commencing at the 1/4 corner common to Sections 8 and 17, Township 28 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence along the South line of Section 8, North 89°18'43" West 1423.22 feet to a 5/8" x 30" iron rod, said monument being the TRUE POINT OF BEGINNING; thence North 09° 44' 09" West 278.39 feet to a 5/8" x 30" iron rod; thence North 72° 11' 00" West 37.69 feet to a 5/8" x 30" iron rod at the Northeast corner of Lot 1, Block 6, Elvy Addition to Riverton; thence along the East line of said Block 6, South 17°49' 00" West 298.09 feet to a 5/8" x 30" iron rod at the intersection of the East line of said Block 6 and the South line of said Section 8; thence along the South line of Section 8, South 89°18'43" East 174.18 feet to the point of beginning.

EXCEPTING THEREFROM A PORTION of the above described parcel as conveyed in Property Line Adjustment Deed recorded June 19, 2006 as instrument 2006-8164, Deed Records of Coos County, Oregon and further described as follows: Beginning at a 5/8" iron rod marking the Northeast corner of Lot 6, Block 6, Elvy Addition to Riverton, Coos County, Oregon, said iron rod lying South 17°47' 12" West 250.00 feet from a 5/8" iron rod set at the Northeast corner of said Block 6, per County Survey 50B34, thence North 17°47' 12" East 57.66 feet to a 5/8" iron rod; thence North 88°47' 27" East 123.85 feet to a 5/8" iron rod; thence South 9°43' 50" East 107.00 feet to a 5/8" iron rod set per said County Survey 50B34; thence North 89°18' 43" West 174.24 feet to a 5/8" iron rod set per said County Survey 50B34; thence North 17°47' 12" East 43.16 feet to the point of beginning.

VESTING

Sherry L. Woodruff, an estate in fee simple as to Parcel I: and The heirs or devisees of William E. Woodruff, deceased, their interest being subject to the administration of the estate of said decedent and Sherry L. Woodruff, as tenants in common, as to Parcel II
Said property is subject to the following on record matter(s):

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, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.

5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, 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 Farm/Forest, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

8. Rights of the public as to any portion of the Land lying within the area commonly known as public roads, streets and highways.

9. Regulations, levies, liens, assessments, rights of way and easements of Fat Elk Drainage District.

10. Regulations, levies, liens, assessments, rights of way and easements of Beaver Slough Drainage District.

11. Any interest in any oil, gas and/or minerals, as disclosed by document

   Entitled: Deed
   Recording Date: November 17, 1888
   Recording No: Book 16, Page 837
   And in document recorded October 31, 1896 in Book 29, Page 339

   The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.
12. Any rights incidental to the ownership and development of the mineral interest excepted or reserved in the document

   Entitled: Deed
   Recording Date: November 17, 1888
   Recording No.: Book 16 Page 637
   And in document recorded October 31, 1896 in Book 29, Page 339

13. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document:

   Reserved by: W.T. Alpine, etux
   Purpose: water line
   Recording Date: December 5, 1966
   Recording No: 66-12-14118

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Purpose: Water line
   Recording Date: February 16, 1968
   Recording No: 68-2-25964

15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: Pacific Power & Light Company
   Purpose: public utilities
   Recording Date: September 7, 1976
   Recording No: 76-09-13251

16. Due probate and administration of the estate shown below.

   Estate of: William Edward Woodruff, deceased
   Court: Circuit
   Probate No.: 08PB0169
   Personal Representative: Sherry L. Woodruff
   Attorney for Estate: Derek C. Johnson

   NOTE: We find no Personal Representative’s Deed for the property herein described as Parcel II which was not held with rights of survivorship. This office makes no representation as to whether the property described as Parcel II herein is addressed within this probate.

17. William Edward Woodruff, former spouse of Sherry L. Woodruff, the vestee herein, died on or about June 3, 2008

   NOTE: In the event of the death of a spouse, verification is required that there is no claim of the Oregon Department of Human Services or the Oregon Health Authority related to public or medical assistance for the deceased spouse. Contact the DHS or OHA Estate Administration Unit at phone no. 800-826-5675 or 503-378-2894.

18. 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.
THIS REPORT IS TO BE UTILIZED FOR INFORMATION ONLY.
Any use of this report as a basis for transferring, encumbering or foreclosing the real property described will require payment in an amount equivalent to applicable title insurance premium as required by the rating schedule on file with the Oregon Insurance Division.

The liability for Ticor Title Company is limited to the addressee and shall not exceed the $350.00 paid hereunder.

Ticor Title Company

Janice Devereux
janice.devereux@ticortitle.com
RALPH FOORD

WILLIAM E. WOODRUFF and SHERRY E. WOODRUFF, husband and wife, transfer hereinafter called grantor convey(s) to:

WILLIAM E. WOODRUFF, Coos County, Oregon, described as:

All of Block 6, Elvy Addition to Riverton, Coos County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

[Descriptions of encumbrances]

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is $21,000.00.

Dated this 16th day of June, 1976.

RALPH FOORD

STATE OF OREGON, County of Coos ss.

June 19, 1976 personally appeared the above named and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public in Oregon

My commission expires: 2-24-79

WARRANTY DEED (INDIVIDUAL)

TRANSMERICA TITLE INSURANCE CO.

COOS BAY, OREGON 97420

COOS BAY, OREGON 97420

After Recording Return to:

WILLIAM E. WOODRUFF

R.C. 11-Box 3542

COQUILLE, OREGON 97423
AFTER RECORDING RETURN TO:

William & Sherry Woodruff
56477 Riverton Rd.
Coquille, Oregon 97423

SEND TAX STATEMENT TO:

William & Sherry Woodruff
56477 Riverton Rd.
Coquille, Oregon 97423

CONSIDERATION: NONE

PROPERTY LINE ADJUSTMENT DEED

WILLIAM E. WOODRUFF AND SHERRY L. WOODRUFF, GRANTORS, are the owners of certain real property located in the Southwest 1/4 of Section 8, Township 28 South, Range 13 West, W.M. described pursuant to Deed Inst. 76-6-8969 and subsequently adjusted per Property Line Adjustment Deed # 1999-12215, Deed Records of Coos County, Oregon.

WILLIAM E. WOODRUFF AND SHERRY L. WOODRUFF, GRANTEES, are the owners of certain real property described as Lot 6, Block 6, Elvy Addition to Riverton, Coos County, Oregon, located in the Southwest 1/4 of Section 8, Township 28 South, Range 13 West, W.M. and described pursuant to Deed Inst. #76-6-8969, Deed Records of Coos County, Oregon.

The Grantors/Grantees wish to adjust a common boundary. The adjusted line is described as follows:

Beginning at a 5/8" iron rod marking the Northeast corner of Lot 6, Block 6, Elvy Addition to Riverton, Coos County, Oregon, said iron rod lying South 17°47'12" West 250.00 feet from a 5/8" iron rod set at the Northeast corner of said Block 6 per County Survey 50B34, thence along the hereby adjusted line, North 17°47'12" East 57.66 feet to a 5/8" iron rod; Thence North 88°47'27" East 123.85 feet to a 5/8" iron rod and the end of the adjusted line.
The Grantors convey to the Grantees the following described real property:

Beginning at a 5/8" iron rod marking the Northeast corner of Lot 6, Block 6, Elvy Addition to Riverton, Coos County, Oregon, said iron rod lying South 17°47'12" West 250.00 feet from a 5/8" iron rod set at the Northeast corner of said Block 6 per County Survey 50B34, thence North 17°47'12" East 57.66 feet to a 5/8" iron rod; Thence North 88°47'27" East 123.85 feet to a 5/8" iron rod; Thence South 9°43'50" East 107.00 feet to a 5/8" iron rod set per said County Survey 50B34; Thence North 89°18'43" West 174.24 feet to a 5/8" iron rod set per said County Survey 50B34; Thence North 17°47'12" East 48.16 feet to the point of beginning.

Containing 0.35 acres, more or less.

The descriptions of the adjusted parcels are as follows:

Grantors' Parcel

All of that parcel described per Deed Inst. #76-6-8969, and subsequently adjusted per Deed Inst. #1999-12215, Deed Records of Coos County, Oregon.

Excepting therefrom:

Lot 6, Block 6, Elvy Addition to Riverton, Coos County, Oregon.

Also Excepting:

Beginning at a 5/8" iron rod marking the Northeast corner of Lot 6, Block 6, Elvy Addition to Riverton, Coos County, Oregon, said iron rod lying South 17°47'12" West 250.00 feet from a 5/8" iron rod set at the Northeast corner of said Block 6 per County Survey 50B34, thence North 17°47'12" East 57.66 feet to a 5/8" iron rod; Thence North 88°47'27" East 123.85 feet to a 5/8" iron rod; Thence South 9°43'50" East 107.00 feet to a 5/8" iron rod set per said County Survey 50B34; Thence North 89°18'43" West 174.24 feet to a 5/8" iron rod set per said County Survey 50B34; Thence North 17°47'12" East 48.16 feet to the point of beginning.
Grantees' Parcel

Lot 6, Block 6, Elvy Addition to Riverton, Coos County, Oregon.

Including:

Beginning at a 5/8" iron rod marking the Northeast corner of Lot 6, Block 6, Elvy' Addition to Riverton, Coos County, Oregon, said iron rod lying South 17°47'12" West 250.00 feet from a 5/8" iron rod set at the Northeast corner of said Block 6 per County Survey 50B34, thence North 17°47'12" East 57.68 feet to a 5/8" iron rod; Thence North 88°47'27" East 123.85 feet to a 5/8" iron rod; Thence South 9°43'50" East 107.00 feet to a 5/8" iron rod set per said County Survey 50B34; Thence North 89°18'43" West 174.24 feet to a 5/8" iron rod set per said County Survey 50B34; Thence North 17°47'12" East 48.16 feet to the point of beginning.
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, OR LEINS AND MORTGAGES THAT MAY EXIST PRIOR TO THE RECORDING OF THIS PROPERTY LINE ADJUSTMENT DEED.

GRANTOR

William E. Woodruff

GRANTEE

William E. Woodruff

GRANTOR

Sherry L. Woodruff

GRANTEE

Sherry L. Woodruff

STATE OF Oregon

COUNTY OF Coos

This instrument was acknowledged before me on 12-9-06, 2006, by William E. Woodruff.

Notary Public for Oregon

Patti Choquette

STATE OF Oregon

COUNTY OF Coos

This instrument was acknowledged before me on 12-9-06, 2006 by Sherry L. Woodruff.

Notary Public for Oregon

Patti Choquette
PROPERTY LINE ADJUSTMENT WARRANTY DEED

R. James Mast and Michael L. Mast, Grantors, are the owners of a discrete parcel of land located in the Southwest Quarter (SW ¼) of Section 8, Township 28 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, and more particularly described in m.f.#97-02-0034 Coos County Deed records.

William E. Woodruff and Sherry L. Woodruff, Grantees, are the owners of Block 6, Elvy Addition to Riverton, located in the Southwest Quarter (SW ¼) of Section 8, Township 28 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, and more particularly described in m.f.#76-06-8969 Coos County Deed records.

The Grantors and Grantees share common boundaries as follows:

A portion of the Grantors west boundary being common with the Grantees east boundary.

The Grantors and Grantees wish to adjust those common boundaries. The adjusted line shall be described as follows:

Commencing at the NW corner common to Sections 8 and 17, Township 28 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence along the south line of Section 8 North 89° 18’ 43” West 1423.22 feet to a 5/8” x 30” iron rod; said monument being the TRUE POINT OF BEGINNING OF THE ADJUSTED LINE; thence along the hereby adjusted line North 09° 44’ 09” West 276.39 feet to a 5/8” x 30” iron rod; thence continuing along the hereby adjusted line North 72° 11’ 00” West 37.68 feet to a 5/8” x 30” iron rod at the Northeast corner of Lot 1, Block 6, Elvy Addition to Riverton and the end of the hereby adjusted line.

The Grantor conveys and warrants to the Grantees the following described real property in Coos County, Oregon, free of all encumbrances:

Commencing at the NW corner common to Sections 8 and 17, Township 28 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence along the south line of Section 8 North 89° 18’ 43” West 1423.22 feet to a 5/8” x 30” iron rod; said monument being the TRUE POINT OF BEGINNING; thence North 09° 44’ 09” West 276.39 feet to a 5/8” x 30” iron rod; thence North 72° 11’ 00” West 37.68 feet to a 5/8” x 30” iron rod at the Northeast corner of Lot 1, Block 6, Elvy Addition to Riverton; thence along the east line of said Block 6 South 17° 49’ 00” West 291.69 feet to a 5/8” x 30” iron rod at the intersection of the east line of said Block 6 and the south line of said Section 8; thence along the south line of Section 8 South 89° 18’ 43” East 174.16 feet to the point of beginning.

The above described area contains 0.68 acres, more or less.

Bearsings and Distances per property line adjustment survey map #CS 50B34 Records of the Coos County Surveyor.

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 "HIS

PROPERTY LINE ADJUSTMENT WARRANTY DEED - 1

09/23/1999 11:30 REC FEE: $18.00
COOS COUNTY, OR, TERRI TURI - COUNTY CLERK

PAGE #: 0001 OF 0002
INST#: 1999 12215 **
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
35.030.

GRANTORS:

R. James Mast
Michael L. Mast

GRANTEES:

William E. Woodruff
Sherry L. Woodruff

STATE OF OREGON )
County of Coos )

DATED: 9-22-99

Personally appeared the above-named R. James Mast and acknowledged the foregoing instrument to be his
voluntary act and deed.

STATE OF OREGON )
County of Coos )

DATED: 9-21-99

Personally appeared the above-named Michael L. Mast and acknowledged the foregoing instrument to be his
voluntary act and deed.

STATE OF OREGON )
County of Coos )

DATED: SEPTMBER 17, 1999

Personally appeared the above-named William E. Woodruff and acknowledged the foregoing instrument to be his
voluntary act and deed.

STATE OF OREGON )
County of Coos )

DATED: SEPTMBER 17, 1999

Personally appeared the above-named Sherry L. Woodruff and acknowledged the foregoing instrument to be her
voluntary act and deed.

PROPERTY LINE ADJUSTMENT WARRANTY DEED - 2

09/23/1999 11:30 REC FEE: $18.00
COOS COUNTY, OR, TERRI TURI - COUNTY CLERK

PAGE #: 0002 OF 0002
INST#: 1999 12215
PROPOSED PROPERTY LINE ADJUSTMENT
VICINITY MAP
LOCATED IN BLOCK 6, ELVY ADDN. TO RIVERTON
AND IN THE SW1/4 OF SECTION 8, T.28S., R.13.W., W.M.
COOS COUNTY, OREGON

BEFORE ADJUSTMENT

SEE MAP 28 13 17
PROPOSED PROPERTY LINE ADJUSTMENT
VICINITY MAP
LOCAL ED IN BLOCK 6, ELVY ADDN. TO RIVERTON
AND IN THE SW1/4 OF SECTION 8, T.28S., R.13.W., W.M.
COOS COUNTY, OREGON

AFTER ADJUSTMENT

SEE MAP 28 13 17
October 22, 2014

Jill Rolfe, Planning Director
Coos County Planning Department
250 N. Baxter Street, Coquille, OR 97423

RE: PROPERTY LINE ADJUSTMENT IN TAX LOT 1900 & 1901, 28-13-8CC & TAX LOT 901 28-13-8CD

Enclosed is a Property Line Adjustment application for a proposed adjustment between the above parcels. The purpose of this adjustment is to cure existing encroachments.

Enclosed items:

1. Property Line Adjustment application
2. Check for $300 fee
3. Vicinity map
4. Plot plan

Please contact me if you have any questions or require additional information.

Sincerely,

Corey Woodruff
56483 Riverton Rd.
Coquille, OR 97423
(541) 297-9348