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\(^1\) decision.

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: Friday Farms Inc. 
Address: P.O. Box 1573 
City: Bandon 
State: OR 
Zip Code: 97411 
Telephone: 541-347-9700

B. Applicant/Owner:
Name: Dennis & Barbara Smith Trust 
Address: P.O. Box 4471 
City: Georgetown 
State: CA 
Zip Code: 95634 
Telephone: 503-333-9667

C. Property Descriptions:
Property #1
Township 28 Range 14 Section 20 CB Tax Lot 100
Tax Account 3123600 Lot Size 14.06 AC Zoning District EFU

Property #2
Township 28 Range 14 Section 20 C Tax Lot 900
Tax Account 965400 Lot Size 4.70 AC Zoning District EFU

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 92.185 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.

Dennis Smith
Applicant(s) Original Signature
11-7-2014
Date

John Doe
Applicant(s) Original Signature
11-7-2014
Date

Updated 7/14
LIEN AND ENCUMBRANCE REPORT

Report No.: 360614011533
Fee: $100.00
Your Reference Information: Dennis & Barbara Smith Revocable Trust, 55790 Bates Rd, Bandon, OR 97411

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

The North 1/2 of the SW 1/4 of the NE 1/4 of the SW 1/4 of Section 29, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon. SAVE AND EXCEPT any portion lying or being within the public roadway.

and as of September 29, 2014 at 08:00-AM we find the the last deed of record runs to:

Dennis Smith and Barbara Smith, Trustees of the Dennis & Barbara Smith Revocable Trust

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: $2,949.34
Levy Code: 5403
Account No.: 965400
Map No.: 28-14-20C TL#900

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

I certify that the within instrument was received for recording on _____________ at ___________ o'clock M., and recorded in book/reel/volume No. ___________ on page ___________ and/or as fee/file/instrument/microfilm/reception No. ___________, Records of this County.

Witness my hand and seal of County affixed.

________________________________________
Name
Title

By ______________________________, Deputy.

BARGAIN AND SALE DEED - STATUTORY FORM

STAN誓-DECLARATION OF TRUST, Dennis Smith, Successor Trustee, Grantor,
conveys to

DENNIS & BARBARA SMITH REVOCABLE TRUST, Dennis & Barbara Smith, Trustees, Grantee,
the following real property situated in ______________________ County, Oregon, to-wit:

The North half of the Southwest quarter of the Northeast quarter of the Southwest quarter of Section 20, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon.

(FP SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)
The true consideration for this conveyance is $_________ (Here, comply with the requirements of ORS 93.030.)

DATED __________________________; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING THE PROPERTY SHOULD SEE WHETHER THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 390.332 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

______________________________
Dennis Smith, Successor Trustee

STATE OF OREGON, County of ______________________

This instrument was acknowledged before me on ______________________.

______________________________
Dennis Smith, Successor Trustee

______________________________
Barbara M. Kimball
Notary Public for Oregon
My commission expires 4-29-2010

COOS COUNTY CLERK, OREGON TOTAL $26.00
09/10/2007 #2007-11863
TERRI L. TURI, CCC, COUNTY CLERK
11:54AM 1 OF 1
October 1, 2014

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

LIEN AND ENCUMBRANCE REPORT

Report No.: 360614011532  Fee: $100.00
Your Reference Information: Friday Farms, Inc., 88385 Cody Ln, Bandon, OR 97411

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

Lots 18 through 26, inclusive and Lots 28 through 31, inclusive and Lot 63, WHEELER SUBDIVISION, Coos County, Oregon. Together with any portion of the vacated Cody Avenue, which was vacated by Ordinance #81-044, recorded April 20, 1981, as Microfilm No. 81-02-5245, Records of Coos County, Oregon, which would inure thereto by reason of the vacation thereof.

and as of September 29, 2014 at 08:00-AM we find the the last deed of record runs to:

Friday Farms, 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 Farm, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

8. 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.

9. 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: $119.86
Levy Code: 5401
Account No.: 3123600
Map No.: 28-14-20CB TL#100

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
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that JINPAT CRANBERRIES, INC., an Oregon Corporation, Grantor, for true and actual consideration in the sum of Five Hundred Eighty-five Thousand ($585,000.00) Dollars paid by FRIDAY FARMS INC., an Oregon Corporation, Grantees, does hereby grant, bargain, sell and convey unto the said Grantees all the following described real property, to-wit:

PARCEL A

A parcel of land lying within the NW 1/4 of the NE 1/4 of SW 1/4 of Section 20, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, described as follows: Beginning at a 5/8-inch rod set on the East-West quarter section line running through the center of said Section 20, which rod is located North 88° 51' West 101.55 feet from the 1/2 inch pipe located at the intersection of the center line of the Bates County Road and the said East-West quarter section line; the said 1/2-inch pipe being located North 88° 51' West 649.93 feet from the existing center of said Section 20; from said 5/8-inch rod run along the said quarter section line North 88° 51' West 468.39 feet; thence South 00° 28' East 329.56 feet along the 1/64th line running North-South along the West edge of the said NW 1/4 of NW 1/4 of NE 1/4 of Section 20; thence South 89° 17' 1/4' East 443.04 feet; thence North 03° 30' 28' East 303.20 feet to the point of beginning.

PARCEL B

Beginning at a point on the 1/16th line running Northward from the center of the NW 1/4 of Section 29, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, which point is located North 88° 27' West 814.98 feet from the NW 1/4 corner on the NW 1/4 of said Section 29; thence West 109.67 feet; thence South 53° 38.47' West 91.25 feet; thence South 86° 29' 04" West 150.96 feet; thence South 0° 24'.36" West 95.91 feet to a point in the roadway lying North of the existing cranberry shop; thence South 06° 51' 56" East 38.87 feet; thence South 0° 24'.36" East 323.89 feet parallel to a 300' Eastward from the said 1/16th line running Northward from the center of the said NW 1/4 of Section 29; thence North 88° 25'.23" West 347.34 feet; thence South 0° 30'.21" East 322.89 feet to the 1/16th line running Westward from the said center of the NW 1/4 of section 29; thence North 88° 24'.24" West 323.53 feet, along said 1/16th line to the Southwest corner of the Cranberry Bog Area being described; thence North 0° 33'. 06" West 1291.03 feet along the West Boundary of the said Bog Area to the Northwest corner of said Cranberry Bog Area which is a point on the Section line between Section 20 and 29, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence along said Section line South 88° 31'.1' East 793.09 feet; thence South 0° 24'.08" East 323.50 feet, to a 3/4 inch pipe located in an old fence line; thence South 88° 30'.50" East 179.95 feet to the said 1/16th line which runs Northward from the said center of the NW 1/4 of Section 29; thence South 0° 26'.27" East 154.42 feet, along said 1/16th line to the point of beginning; EXCEPTING THEREFROM that portion lying with the Bates County Road; and being in Coos County, Oregon.
PARCEL C

Beginning at a 1/2" iron rod on the North line of the SW 1/4 of the NW 1/4 of Section 29, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, 323.53 feet East of the Northwest corner of said SW 1/4 of the NW 1/4; thence South 290 feet; thence South 54° 56' East 541 feet; thence South 30° 23' East 41 feet; thence East 144 feet; thence East 422 feet, more or less, to a point which is South 0° 35' East from a 1/2" iron rod (coordinate point); thence South 634.65 feet and West 316.86 feet from the 1/16th corner at the center of the NW 1/4 of said Section 29 as set in the Blacktop of Bates Road; thence North 0° 35' West 82 feet, more or less, to said 1/2" iron rod (coordinate point); thence North 21° 31' West 65.31 feet to an iron rod; thence North 66° 46' West 92.93 feet to an iron rod; thence North 10° 17' West 173.95 feet to an iron rod; thence North 49° 21' East 83.57 feet to an iron rod; thence North 02° 41' East 123.41 feet to an iron rod; thence North 40° 15' East 171.06 feet to an iron rod; thence North 0° 35' East 87.92 feet to the North line of said SW 1/4 of the NW 1/4; thence West along said North line 660 feet, more or less, to the point of beginning.

ALSO an easement for the access road which centerline is described as follows: Beginning at a point on the Bates Road which is South 643.58 feet and 6.55 feet East of the said quarter quarter corner in the center of the NW 1/4 of Section 29, go North 83° 32' West 299.44 feet; thence North 50° 47' West 42.32 feet; thence North 66° 58' West 97.79 feet; thence North 30° 52' West 125.80 feet.

ALSO the NW 1/4 of the SW 1/4 of the NW 1/4 of Section 29, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon.

The S 1/2 of the SW 1/4 of the NE 1/4 of the SW 1/4 of Section 29, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon.

ALSO all of the NW 1/4 of the NW 1/4 of the SE 1/4 of the SW 1/4 of Section 29, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon EXCEPTING therefrom, beginning at an iron pipe on the Southeast corner of the NW 1/4 of the NW 1/4 of the SE 1/4 of the SW 1/4 of Section 20, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence West 300 feet to an iron pipe; thence North 180 feet to an iron pipe; thence East 300 feet to an iron pipe; thence South 180 feet to an iron pipe at the point of beginning.

Warranty Deed Page 2.
ALSO the E 1/2 of the SW 1/4 of the SW 1/4 of Section 20, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, and the E 1/2 of the SW 1/4 of the SW 1/4 of the SW 1/4, Section 20, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon.

ALSO: That portion of the S 1/2 of the NW 1/4 of the SW 1/4 of the SW 1/4 of Section 20, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; described as follows: Beginning at the Northeast corner of the said S 1/2 of the NW 1/4 of the SW 1/4 of Section 20, said point of beginning also being described as located as follows: From the corner of Sections 19-20-29 and 30, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, go North 00° 33' 31" West 909.72 feet, along the section line between Sections 19 and 20; thence in a right angle North 00° 27' East 30.00 feet; thence South 80° 26' 31" East 619.47 feet; from said point of beginning run South 00° 30' 03" East 330.03 feet; to the center of the SW 1/4 of the SW 1/4 of said Section 20; thence North 80° 33' 30" West 156.00 feet; thence at right angles across the access right of way North 01° 26' 30" East 20.00 feet to the Southeast corner of the house parcel; thence North 08° 16' 30" East 37.71 feet, along the East edge of the said house parcel to the Northeast corner of said house parcel; thence South 88° 26' 31" East 121.00 feet to the point of beginning.

TOGETHER with a right of way easement over a 20 feet wide access roadway for ingress and egress, described as follows: Beginning at a point on the East edge of Ohio Avenue said point being located as follows: From the corner of Sections 19-20-29 and 30, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, go North 00° 33' 31" West 659.48 feet; along the section line between Section 19 and 20; thence at right angles North 89° 27' East 30.00 feet; from said point of beginning run North 88° 33' 30" East 453.20 feet; thence at right angles North 01° 26' 30" East 20.00 feet; thence North 08° 25' 52" West 46 feet, in the East edge of said Ohio Avenue; thence South 00° 33' 31" East 20.00 feet to the point of beginning.

ALSO Lots 18 to 31, inclusive, and Lots 62 and 63, Wheeler Subdivision; Coos County, Oregon.

The Grantor, covenants to and with the Grantees that it is lawfully seized in fee simple of the above granted premises, free from all encumbrances except classification of portion of the described premises as farm land and forest land; Rights of the public in streets, roads and highways; Right of way including terms and provisions thereof, for pipeline conveyed to Bandon Light & Water Co., in instrument recorded April 11, 1911 in Book 59, Page 402, Deed of Records of Coos County, Oregon; 'Easement including terms and provisions

Warranty Deed - Page 3.
thereof, for poles and power lines conveyed to Mountain States Power Company by instrument recorded August 31, 1938 in Book 132, Page 223, and recorded May 15, 1947 in Book 168, Page 549, Deed Records of Coos County, Oregon, that it shall and warrant and forever defend the same against the lawful claims and demands of all persons whosoever.

Signed by authority of the Board of Directors this 10 day of September, 1979.

JIMPAT CRANBERRIES, INC.

By: James L. Olson - PRES

Personally appeared before me James L. Olson, President of Grantor Corporation, and swore that this Deed was voluntarily signed and sealed in behalf of the Corporation by authority of its Board of Directors.

WITNESS my hand and official seal the day and year last above written.

Notary Public for Oregon
My Commission expires: 7-22-83

RECORDED BY

[Notary Seal]

County of Coos

AFTER ADJUSTMENT

There are no structures or easements within 10 ft. of the adjusted line

Troy Rambo

28-14-200