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
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: RONALD C. RICER
Address: 63209 1STH mus HEIGHTS ROAD
City: Coos Bay
State: OR Zip Code: 97420

B. Applicant/Owner:
Name: RONALD C. RICER
Address: 63209 1STH mus HEIGHTS ROAD
City: Coos Bay
State: OR Zip Code: 97420

C. Property Descriptions:

Property #1
Township 26S Range 13W Section 1-00 Tax Lot 00600
Tax Account 502700 Lot Size 2.6 AC Zoning District R2-2

Property #2
Township 26S Range 13W Section 1-00 Tax Lot 00700
Tax Account 502705 Lot Size 10.00 Zoning District R2-2

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.

[Signature]

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.
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.

Ronald C. Rider
Applicant(s) Original Signature

12-8-14
Date

Applicant(s) Original Signature

Date

The purpose of the adjustment is to give tax lot 700 access and to adjust the line so that the water source for tax lot 600 is one tax lot 600. Property owner is going to be selling tax lot 700.
AFTER ADJUSTMENT MAP
SEC 1-00 T26S R13W

2 AC. 18A179

600 2.67 AC. S18°34'E A43.72'

700 10.00 AC.

48 AC.

1102 N88°12'E N88°12'E 371.05' E 796.18'

36W GRID 873.3' S2°36' 472.05'
BARGAIN AND SALE DEED

RONALD C. RIDER, Grantor, conveys to RONALD C. RIDER and
KATHY LAMBERT, Grantees, the following described property, not as
tenants in common, but with the right of survivorship; that is,
the fee shall vest in the survivor of the grantees:

See Exhibit "A" attached hereto and incorporated herein by
this reference.

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.

The true and actual consideration for this conveyance is
love and affection.

Until a change is requested, all tax statements are to be
sent to the following address: 1220 Inthaus Heights, Coos Bay,
Oregon 97420.

Dated this 10th day of February, 1994.

__/\ /
RONALD C. RIDER

STATE OF OREGON }
County of Coos } ss:  


Personally appeared the above named Ronald C. Rider, and
acknowledged said instrument to be his voluntary act and
deed.

Before me:

Notary Public for Oregon
My Commission expires: 6/30/94

RECORDING: 94020617
I, Mary Ann Wilson,
Coos County Clerk, certify
the within instrument
was filed for record at
11:09 DN 02/14/1994
By J. WILSON Deputy

Page 1 - BARGAIN AND SALE DEED

1388
EXHIBIT "A"

Beginning at an iron rod on the South boundary of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 1, Township 26 South, Range 13 West of the Willamette Meridian, 304.34 feet East of the Southwest corner thereof; thence North 25° 02' East, 236.72 feet to an iron rod; thence North 16' 51" West, 101.59 feet to an iron rod on the South boundary of the Sumner-Bay City County Road; thence Northeasterly along said county road boundary to an iron rod which bears North 18° 34' West from the Southeast corner of the said NW 1/4 of the SE 1/4; thence South 18° 34' East, 443.72 feet to the Southeast corner of the NW 1/4 of the NE 1/4 of the SE 1/4 of said Section 1; thence South 88° 12' West, 156.49 feet to the point of beginning. Being a portion of the NW 1/4 of the NE 1/4 of the SE 1/4 of Section 1, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, and containing 1.47 acres, more or less.

RESERVING, HOWEVER, unto the Grantees, their heirs and assigns, a perpetual easement and right of way over, across and under the above described real property for the purposes of using, maintaining, repairing, replacing and reconstructing an underground water pipe line. The rights hereby reserved include the perpetual right to enter upon the above described real property for the purpose of constructing, reconstructing, maintaining and repairing the said underground water pipe line together with the right to excavate and refill trenches for the location or relocation of said pipe line, and the further right to remove trees, bushes, undergrowth and other obstructions interfering with the location, construction and maintenance of said pipe line.
KNOW ALL MEN BY THESE PRESENTS, that JUNE K. RIDE and VELDA P. RIDE, HUSBAND

AND WIFE,

hereunto called grantor, for the consideration hereof paid, have hereby agreed, transferred, sold, and conveyed unto,

RICHARD D. RIDE,

hereunto called grantee, and unto grantee's heirs, successors and assigns, all of the certain real property with the

improvements, fixtures, and appurtenances thereon belonging or in anywise appertaining, situated in the County of

COOS, State of Oregon, described as follows, to-wit:

The Northeast quarter of the Northeast quarter of the Southeast quarter of Section 1, Township 26 South, Range 13 West of the
Willamette Meridian, Coos County, Oregon.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The consideration paid for this transfer, as expressed in terms of dollars, is Three Thousand, Nine Hundred Fifty Dollars ($3,950.00), or $3,950.00. However, the actual consideration consists of or includes other property or value given or provided which is the whole or part of the consideration, on which basis the consideration is $3,950.00. However, the actual consideration consists of or includes other property or value given or provided which is the whole or part of the consideration, on which basis the consideration is $3,950.00.

To convey this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and individuals.

In Witness Whereof, the grantor has executed this instrument this 9th. day of July, 1998, if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereof, by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY LINES OR REGULATIONS, BEFORE SENDING OR ACCEPTING THE INSTRUMENT, THE PURCHASER AGREES TO CONSULT WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROPRIATE USE AND TO DETERMINE ANY LIMITATIONS OR LAWS AGAINST PARKING OR FOREST PRACTICES AS DESIGNED IN THIS INSTRUMENT.

STATE OF OREGON

County of COOS

BE IT REMEMBERED, That on this 9th. day of July, 1998, before me, the

notary public in and for said County and State, personally appeared the within named,

JUNE K. RIDE and VELDA P. RIDE, HUSBAND AND WIFE,

known to me to be the individuals described as and who executed the within instrument and acknowledged to

me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.

Notary Public for Oregon

My Commission expires 2/23/97.

RICHARD D. RIDE

Grantor's Name and Address

454 Commercial Avenue

Coos Bay, Oregon 97420

RECORDING

1. Mary Ann Wilson,

Clerk County Clerk, certifies

that the within instrument

was filed for record at

2100 on 07/10/1998

H. WILSON

Docket

By

Date

33.00

4 pages

$
LIEN AND ENCUMBRANCE REPORT

Report No.: 360614011979  Fee: $100.00
Your Reference Information: Ronald C. Rider, 63209 Isthmus Hts Rd, Coos Bay, OR 97420

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

Beginning at an iron rod on the South boundary of the NW 1/4 of the NE 1/4 of the SE 1/4 of Section 1, Township 26 South, Range 13 West of the Willamette Meridian, 504.34 feet East of the Northwest corner thereof; thence North 25° 02' West, 236.95 feet to an iron rod; thence North 16° 51' West, 101.59 feet to an iron rod on the South boundary of the Sumner-Bay City County Road; thence Northeasterly along said county road boundary to an iron rod which bears North 18° 34' West from the Southeast corner of the said NW 1/4 of the NE 1/4 of the SE 1/4; thence South 18° 34' East 443.72 feet to the Southeast corner of the NW 1/4 of the NE 1/4 of the SE 1/4 of said Section 1; thence South 88° 12' West, 156.49 feet to the point of beginning. Being a portion of the NW 1/4 of the NE 1/4 of the SE 1/4 of Section 1, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

ALSO: That property conveyed by Property Line Adjustment Deed recorded May 2, 1995, bearing Microfilm Reel No. 95-05-0063, Records of Coos County, Oregon and corrected by Property Line Adjustment Deed recorded June 2, 1995, bearing Microfilm Reel No. 95-06-0048, Records of Coos County, Oregon, being more particularly described as follows:

Beginning at an iron pipe at the center of the NE 1/4 of the SE 1/4 of Section 1, Township 26 South, Range 13 West of the Willamette Meridian; thence North 0° 26' 45" East along the North-South center line of the said NE 1/4 of the SE 1/4, 663.22 feet to an iron pipe on the East-West center line of said Section 1; thence South 88° 36' West along said center line, 50.60 feet to an iron rod on the East boundary of the Sumner-Bay City County Road; thence Southwesterly along said road boundary to an iron rod which bears South 21° 40' West, 259.69 feet; thence South 18° 34' East, 443.72 feet to the point of beginning. Being a portion of the NW 1/4 of the NE 1/4 of the SE 1/4 of Section 1, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

and as of December 16, 2014 at 08:00-AM we find the the last deed of record runs to:

Ronald C. Rider, an estate in fee simple

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 with partial payment are as follows:

   Fiscal Year: 2014-2015
   Original Amount: $578.31
   Unpaid Balance: $385.54, plus interest if any
   Levy Code: 916
   Account No.: 225867
   Map No.: Manufacture Home on 26-13-01 TL#600

   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. Unpaid Property Taxes with partial payment are as follows:

   Fiscal Year: 2014-2015
   Original Amount: $594.15
   Unpaid Balance: $396.10, plus interest if any
   Levy Code: 916
   Account No.: 502706
   Map No.: 26-13-01 TL#600

   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.

8. The Land does not include any improvement(s) located on the Land which is described or defined as a mobile home (manufactured housing unit) under the provisions of State Law and is subject to registration.

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

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
December 18, 2014

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

LIEN AND ENCUMBRANCE REPORT

Report No.: 360614011979
Your Reference Information: Ronald C. Rider, 63209 Isthmus Hts Rd, Coos Bay, OR 97420

Fee: $100.00

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

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Beginning at an iron pipe at the center of the NE 1/4 of the SE 1/4 of Section 1, Township 26 South, Range 13 West of the Willamette Meridian; thence North 0° 26' 45" East along the North-South center line of the said NE 1/4 of the SE 1/4, 663.22 feet to an iron pipe on the East-West center line of said Section 1; thence South 88° 36' West along said center line, 50.50 feet to an iron rod on the East boundary of the Sumner-Bay City County Road; thence Southwesterly along said road boundary to an iron rod which bears South 21° 40' West, 259.69 feet; thence South 18° 34' East, 443.72 feet to the point of beginning. Being a portion of the NW 1/4 of the NE 1/4 of the SE 1/4 of Section 1, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

and as of December 16, 2014 at 08:00-AM we find the the last deed of record runs to:

Ronald C. Rider, an estate in fee simple

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 with partial payment are as follows:

Fiscal Year: 2014-2015
Original Amount: $578.31
Unpaid Balance: $385.54, plus interest if any
Levy Code: 916
Account No.: 225867
Map No.: Manufacture Home on 26-13-01 TL#600

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. Unpaid Property Taxes with partial payment are as follows:

Fiscal Year: 2014-2015
Original Amount: $594.15
Unpaid Balance: $396.10, plus interest if any
Levy Code: 916
Account No.: 502706
Map No.: 26-13-01 TL#600

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.

8. The Land does not include any improvement(s) located on the Land which is described or defined as a mobile home (manufactured housing unit) under the provisions of State Law and is subject to registration.

9. Please be advised that our search did not disclose any open Deeds of Trust or 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

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

TICOR TITLE COMPANY
BARGAIN AND SALE DEED

RONALD C. RIDER, Grantor, conveys to RONALD C. RIDER and KATHY LAMBERT, Grantees, the following described property, not as tenants in common, but with the right of survivorship; that is, the fee shall vest in the survivor of the grantees:

See Exhibit "A" attached hereto and incorporated herein by this reference.

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.

The true and actual consideration for this conveyance is love and affection.

Until a change is requested, all tax statements are to be sent to the following address: 1220 Isthmus Heights, Coos Bay, Oregon 97420.

Dated this 10th day of February, 1994.

[Signature]

RONALD C. RIDER

STATE OF OREGON)

County of Coos)


Personally appeared the above named Ronald C. Rider, and acknowledged said instrument to be his voluntary act and deed.

Before me:

[Signature]

Notary Public for Oregon

My Commission expires: 2/30/94

RECORDING:

1. Mary Ann Wilson, Coos County Clerk, certify this instrument was filed for record at 1:09 PM on 02/14/1994

By: J. WILSON Deputy

# pages: 2 Fee: $30.00

Page 1 - BARGAIN AND SALE DEED
Beginning at an iron rod on the South boundary of the Northeast Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SE 1/4) of Section 1, Township 26 South, Range 13 West of the Willamette Meridian, 504.34 feet East of the Southwest corner thereof; thence North 23° 02' West, 236.95 feet to an iron rod; thence North 16° 51' West, 101.59 feet to an iron rod on the South boundary of the Sumner-Bay City County Road; thence Northeastly along said county road boundary to an iron rod which bears North 18° 34' West from the Southeast corner of the said NW 1/4 of the NE 1/4 of the SE 1/4; thence South 18° 34' East, 443.72 feet to the Southeast corner of the NW 1/4 of the NE 1/4 of the SE 1/4 of said Section 1; thence South 88° 12' West, 156.49 feet to the point of beginning. Being a portion of the NW 1/4 of the NE 1/4 of the SE 1/4 of Section 1, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, and containing 1.47 acres, more or less.

RESERVING, HOWEVER, unto the Grantors, their heirs and assigns, a perpetual easement and right of way over, across and under the above described real property for the purposes of using, maintaining, repairing, replacing and reconstructing an underground water pipe line. The rights hereby reserved include the perpetual right to enter upon the above described real property for the purposes of constructing, reconstructing, maintaining and repairing the said underground water pipe line together with the right to excavate and refill trenches for the location or relocation of said pipe line, and the further right to remove trees, bushes, undergrowth and other obstructions interfering with the location, construction and maintenance of said pipe line.
PROPERTY LINE ADJUSTMENT DEED

JOHN E. RIDER and VELDA F. RIDER, husband and wife, Grantors, convey and warrant to RONALD C. RIDER, Grantee, the following described real property in Coos County, Oregon, free of easements except as specifically set forth herein:

Beginning at an iron pipe at the center of the Northeast Quarter (N\(\frac{1}{4}\)) of the Southeast Quarter (S\(\frac{1}{4}\)) of Section One (1), Township Twenty-six (26) South, Range Thirteen (13) West of the Willamette Meridian; thence North 9° 36' 40" East along the North-South center line of the said NE\(\frac{1}{4}\) of the S\(\frac{1}{4}\), 443.22 feet to an iron pipe on the East-West center line of said Section 1; thence South 88° 36' West along said center line, 50.60 feet to an iron rod on the East boundary of the Sanger-Bay City County Road; thence Southwesterly along said road boundary to an iron rod which bears South 21° 30' West, 259.69 feet; thence South 18° 31' East, 443.72 feet to the point of beginning. Being a portion of the NW\(\frac{1}{4}\) of the NE\(\frac{1}{4}\) of Section 1, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, and containing 1.20 acres, more or less.

Reserving, however, unto the Grantors, their heirs and assigns, a perpetual easement and right of way over, across and under the above described real property for the purposes of using, maintaining, repairing, replacing and reconstructing an underground water pipe line. The rights hereby reserved include the perpetual right to enter upon the above described real property for the purpose of constructing, reconstructing, maintaining and repairing the said underground water pipe line together with the right to excavate and refill trenches for the location or relocation of said pipe line, and the further right to remove trees, bushes, undergrowth and other obstructions interfering with the location, construction and maintenance of said pipe line.

Also reserving, however, unto Grantees a 15 foot wide easement for ingress and egress along the South boundary of the above described parcel.

Coos County real property tax account #5027.01.

The true and actual consideration for this conveyance is $0.00.

This is a property line adjustment deed. In compliance with ORS 92.190, the following information is furnished:

1. The names of the parties to this deed are as set forth above.

2. The description of the adjusted property line is as follows:

Beginning at an iron pipe at the center of the Northeast Quarter (N\(\frac{1}{4}\)) of the Southeast Quarter (S\(\frac{1}{4}\)) of Section One (1), Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North 9° 36' 40" East along the North-South center line of the said NE\(\frac{1}{4}\) of the S\(\frac{1}{4}\), 443.22 feet to an iron pipe on the East-West center line of said Section 1;
thence South 88° 16' West along said center line, 80.60 feet to an iron rod on the East boundary of the Summer-Bay City County road.

3. The deed whereby Grantors acquired title to the transferred property is recorded in Book 251, Page 399 on June 27, 1956 in the Record of Deeds, Coos County, Oregon.

4. The deed whereby Grantee acquired title to the property to which the transferred property is joined is recorded as 77-7-10727 and 10728 in the Coos County deed records.

5. The survey and documentation, as required by ORS 91.000, and ORS 90.200, were done by Richard J. Hints, professional land surveyor. His survey is filed with the County Surveyor under Coos County Surveyor’s Records, Map No. 184179.

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.

Until a change is requested, all tax statements are to be sent to the following address: 1234 Isthmus Heights Road, Coos Bay, OR 97420.

Dated this 27th day of April, 1985 by

[Signature]

JOHN H. RIDER

[Signature]

VELDA F. RIDER

State of Oregon

Coos County

This instrument was acknowledged before me on April 27, 1985 by JOHN H. RIDER and VELDA F. RIDER.

Cheryl Mesdieu
Rotary Public for Oregon
My Commission Expires: 2-21-99

Acceptance

The undersigned Grantee hereby accepts this property line adjustment deed and signs this acceptance in accordance with ORS 92.190(4).

[Signature]

RONALD C. RIDER

State of Oregon

Coos County

This instrument was acknowledged before me on April 27, 1985 by RONALD C. RIDER.

Cheryl Mesdieu
Rotary Public for Oregon
My Commission Expires: 2-21-99

[Stamp]
CORRECTION PROPERTY LINE ADJUSTMENT DEED

JOHN M. RIDER and VELDA P. RIdER, husband and wife, Grantors, convey and warrant to RONALD C. RIdER and KATHY LAMBERT, Grantees, the following described real property in Coos County, Oregon, not as tenants in common, but with the right of survivorship; that is the fee shall vest in the survivor of the Grantees, free of encumbrances except as specifically set forth herein:

Beginning at an iron pipe at the center of the Northeast Quarter (NEQ) of the Southeast Quarter (SEQ) of Section One (1), Township Twenty-six (26) South, Range Thirteen (13) West of the Willamette Meridian; thence North 0° 26' 45" East along the North-South center line of the said NEQ of the SEQ, 663.22 feet to an iron pipe on the East-West center line of said Section 1; thence South 89° 36' West along said center line, 50.60 feet to an iron rod on the East boundary of the Sumner-Bay City County Road; thence Southwesterly along said road boundary to an iron rod which bears South 21° 40' West, 259.69 feet; thence South 18° 34' East, 443.72 feet to the point of beginning. Being a portion of the NWQ of the NEQ of the SEQ of Section 1, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, and containing 1.20 acres, more or less.

Reserving, however, unto the Grantees, their heirs and assigns, a perpetual easement and right of way over, across and under the above described real property for the purposes of using, maintaining, repairing, replacing and reconstructing an underground water pipe line. The rights hereby reserved include the perpetual right to enter upon the above described real property for the purpose of constructing, reconstructing, maintaining and repairing the said underground water pipe line together with the right to excavate and refill trenches for the location or relocation of said pipe line, and the further right to remove trees, bushes, undergrowth and other obstructions interfering with the location, construction and maintenance of said pipe line.

Also reserving, however, unto Grantees a 15 foot wide easement for ingress and egress along the North boundary of the above described parcel.

Coos County real property tax account #5027.01.

The true and actual consideration for this conveyance is $.00.

This is a property line adjustment deed. In compliance with CRS 92.130, the following information is furnished:

1. The names of the parties to this deed are as set forth above.

2. The description of the adjusted property line is as follows:

Beginning at an iron pipe at the center of the Northeast Quarter (NEQ) of the Southeast Quarter (SEQ) of Section One (1), Township Twenty-six (26) South, Range Thirteen (13) West of the Willamette Meridian, Coos County, Oregon, and containing 1.20 acres, more or less.

Return to: Yoss, Whitty et al, P. O. Box 1120, Coos Bay, OR 97420
CORRECTION PROPERTY LINE ADJUSTMENT FUND - 1

Send tax statements to: 1235 Isthmus Heights Rd., Coos Bay, OR 97420
Quarter (SW) of Section 1, Township 25 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence North 0° 26' 45" East along the North-South center line of the said NW of the SW, 663.23 feet to an iron pipe on the East-West center line of said Section 1; thence South 68° 36' West along said center line, 50.60 feet to an iron rod on the East boundary of the Sumner-Bay City county road.

3. The deed whereby Grantors acquired title to the transferred property is recorded in Book 251, Page 339 on June 27, 1956 in the Record of Deeds, Coos County, Oregon.

4. The deed whereby Grantees acquired title to the property to which the transferred property is joined is recorded as 77-7-10727 and 10728 in the Coos County deed records, and MFR #94 02 0617, Coos County deed records.

5. The survey and monumentation, as required by ORS 92.060, and ORS 205.250, were done by Richard J. Hintz, professional land surveyor. His survey is filed with the County Surveyor under Coos County Surveyor's Records, Map No. 16A179.

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 PEE 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.

This deed is given to correct the designation of Grantees in the deed recorded on May 2, 1995 as instrument MFR $95 05 0063 by adding Kathy Lambert as a Grantee, together with Ronald C. Rider and to hold the property not as tenants in common, but with right of survivorship; that is the fee shall vest in the survivor of the Grantees, and to also add that the deed whereby Grantees acquired title to the property to which the transferred property is joined is recorded in MFR $94 02 0617, Coos County deed records.

Until a change is requested, all tax statements are to be sent to the following address: 1235 Inland Heights Road, Coos Bay, OR 97420.

Dated this 25th day of May, 1995.

[Signature]

[Signature]

STATE OF OREGON

Coos County

This instrument was acknowledged before me on May 25, 1995 by JOHN E. RIDER and VELDA P. RIDER.

[Notary Public]

My Commission Expires: 2-21-96

The undersigned Grantee hereby accepts this property line

CORRECTION PROPERTY LINE ADJUSTMENT DEED — 2
adjustment deed and signs this acceptance in accordance with ORS 92.190(4).

Ronald C. Rider

STATE OF OREGON
County of Lane

This instrument was acknowledged before me on July 21, 1995 by RONALD C. RIDER.

Cheryl M. Hageman
Notary Public for Oregon
My Commission Expires: 2-21-99

ACCEPTANCE

The undersigned Grantee hereby accepts this property line adjustment deed and signs this acceptance in accordance with ORS 92.190(4).

Kathy Lambert

STATE OF OREGON
County of Lane

This instrument was acknowledged before me on June 1, 1995 by KATHY LAMBERT.

Cheryl M. Hageman
Notary Public for Oregon
My Commission Expires: 2-21-99

RECORDING 95060048
1. Mary Ann Wilson, Coos County Clerk, certify the within instrument was filed for record at
11:46 on 06/02/1995
By R. BRIGHT, Deputy

3 pages $23.00

137
LIEN AND ENCUMBRANCE REPORT

Report No.: 360614011978               Fee: $100.00
Your Reference Information: Ronald C. Rider, 26-13-01 TL#700, Coos Bay, OR 97420

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

The NE 1/4 of the NE 1/4 of the SE 1/4 of Section 1, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

and as of December 16, 2014 at 08:00-AM we find the the last deed of record runs to:

Ronald C. Rider, an estate in fee simple

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. 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.

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: 2014-2015
Amount: $50.09
Levy Code: 901
Account No.: 502705
Map No.: 28-13-01 TL#700

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

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

Ticor Title Company

Ellen Breiter
LIEN AND ENCUMBRANCE REPORT

Report No.: 360614011978  Fee: $100.00
Your Reference Information: Ronald C. Rider, 26-13-01 TL#700, Coos Bay, OR 97420

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

The NE 1/4 of the NE 1/4 of the SE 1/4 of Section 1, Township 26 South, Range 13 West of the Williamette Meridian, Coos County, Oregon.

and as of December 16, 2014 at 08:00-AM we find the the last deed of record runs to:

Ronald C. Rider, an estate in fee simple

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. 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.

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: 2014-2015
Amount: $50.09
Levy Code: 901
Account No.: 502705
Map No.: 26-13-01 TL#700

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

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

Ticor Title Company

Ellen Breiter
This is a legal document, specifically a deed, which conveys ownership of a parcel of property. The document includes the following details:

- **Property Description**: The Northeast quarter of the Northeast quarter of the Southeast quarter of Section 1, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

- **Signatories**: The deed is signed by John E. Rider and Velma P. Rider, husband and wife.

- **Notary Public**: The document is witnessed by a Notary Public, Alisa M. Chester, who has sworn to the fidelity of the witnesses.

- **Recorded**: The deed is recorded in the Coos County Clerk's office with a recording number of 96-075429.

The document includes a statement of consideration, the terms of the conveyance, and the details of the property being transferred. It is a formal and legal document required for the transfer of real property.