BOARD OF COMMISSIONERS
COUNTY OF COOS

In the Matter of the Vacation
of Certain Property Located
in Coos County, Oregon

I, We, [Signature]
petition the Board of Commissioners for the vacation of the following property:

A. Description (attach additional sheets if necessary):

1. General Description:
   (Example, 15th Street between Irving Street and Johnson Street)
   - The remaining portion of Jupiter Street between Beach Loop County Road and Smith Ave.
   - That 20 foot portion of Jupiter Street abutting the portion of Smith Avenue that was vacated per 2004-11262.
   - Also the remaining portion of the DI alley in Block 30 of Sunset City

2. Legal Description:
   (Example, Portion of 15th Street lying between Lots 1 and 14 of Block 2 and Block 3 of Creager's Plat on T27S R12W Section 31BC)
   - The alley in Block 30, Sunset City Sub, abutting lots 1-9 and 14-22
   - That portion of Jupiter Street abutting blocks 27 and 30, Sunset City Sub, together with that 20 foot portion of Jupiter Street abutting the portion of Smith Ave. that was vacated per 2004-11262

B. Petitioner's property interest in area proposed for vacation
(attach additional sheets if necessary):

1. Attach a copy of the recorded deed that granted you the interest in the property. See attached deed.

2. Legal description of interest:
   (Example, T27S R12W Section 31 BC, tax lot 1300)
   T27S R15 W Section 4 CC
   Tax lots 4300, 4400, 4500 and 4800

C. Statement of reason(s) why the vacation is in the public interest
(Refer to page 1 of instructions for grounds for granting the vacation):
   Vacating the portions of Jupiter Ave. and the alley in the areas previously described is in the best interest of the County because it reduces the amount of road and alley Coos County is responsible for constructing and/or maintaining as well as the inherent liability associated with an improved road or alley. Please note that this portion of Jupiter and the alley are not, nor have ever been improved.
D. Names and addresses of all persons holding any recorded interest in the property proposed to be vacated and/or all persons owning any real property including easements or other interests less than fee title, abutting the property proposed to be vacated (attach additional sheets if necessary):

See attached sheet

E. Names and addresses of all persons owning any improvements, including underground and/or overhead utilities, constructed on the property proposed to be vacated (attach additional sheets if necessary):

No known improvements are known to occur in the areas proposed to be vacated.

F. How the property proposed to be vacated is to be divided between abutting landowners (state law usually requires that the property is split equally between abutting landowners):

(Example, split equally between abutting landowners)

The property proposed to be vacated will be split equally between abutting landowners

G. The notarized signature(s) of either owners of sixty (60) percent of the land abutting the property proposed to be vacated or sixty (60) percent of the owners of land abutting the property proposed to be vacated are attached (attach signature sheets).

See attached sheet

H. If the petition is for the vacation of property that will be redivided in any manner, a subdivision plan or partitioning plan showing the proposed redivision is attached.

I. A true and accurate map of the proposed vacation is attached (refer to Instructions for correct marking of the map).

See attached map

J. I verify that I have flagged ALL CORNERS of the area proposed to be vacated and that the flags are reliably and accurately located and are easily visible.
K. Filing fees for $1561.00 plus $100 for each additional street or alley (or portion thereof) within or adjoining a block. An additional amount of $951.00 may be necessary if a hearing is required. If the vacation is granted, you will be responsible for the recording fee.

L. By signing this form, I acknowledge that I have received no legal advice and acknowledge that County staff cannot provide legal advice to me.

M. Signature and Verification:

STATE OF OREGON )
                   ) ss.
COUNTY OF COOS    )

I am the petitioner(s) herein and hereby swear, under penalties of perjury, that the statements made in this petition, and the attachments hereto, are true to the best of my knowledge. I shall hold harmless and indemnify Coos County from any liability arising out of the County's reliance on information submitted in this petition.

Signatures:

Petitioner's Signature

Address

541 508-1007

Subscribed and sworn to before me this 16th day of

January 2014.

Notary Public for Oregon
My Commission Expires: 01/26/16
STATUTORY WARRANTY DEED

Restated Margaret C. Gorman Living Trust, and Restated Margaret C. Gorman Trust, Grantor, conveys and warrants to

Peony, LLC, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS $140,000.00. (See ORS 93.030)

Subject to and excepting: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS AND EASEMENTS OF RECORD, IF ANY.


300912005671-TTC0007
Deed (Warranty-Statutory)
EXHIBIT “A”

PARCEL 1:
Lots 3 through 6, inclusive and Lots 15 through 18, inclusive. Block 30, Sunset City, Coos County, Oregon. Together with that portion of vacated Jupiter and Smith Streets, which was vacated by Vacation recorded April 29, 1952 in Book 217, Page 551, Records of Coos County, Oregon, which would inure thereto by reason of the vacation thereof.

SAVE AND EXCEPT any portion lying or being within the public roadway.

PARCEL 2:
Lots 1 and 2, Block 30, Sunset City, Coos County, Oregon. Together with that portion of vacated Jupiter Street, which was vacated by Vacation recorded April 29, 1952 in Book 217, Page 551, Records of Coos County, Oregon, which would inure thereto by reason of the vacation thereof.

PARCEL 3:
Lots 19 and 20, Block 30, Sunset City, Coos County, Oregon. Together with that portion of vacated Jupiter and Smith Streets, which was vacated by Vacation recorded April 29, 1952 in Book 217, Page 551, Records of Coos County, Oregon, which would inure thereto by reason of the vacation thereof.

PARCEL 4:
Lots 21 and 22, Block 30, Sunset City, Coos County, Oregon. Together with that portion of vacated Jupiter and Smith Streets, which was vacated by Vacation recorded April 29, 1952 in Book 217, Page 551, Records of Coos County, Oregon, which would inure thereto by reason of the vacation thereof.
D. Addresses

Tax Lots 4100 & 4200, Map 29S15W01CC
English & Templeman Living Trust
Donald English Trustee
2424 Pembroke Circle
Medford, OR 97504

Tax Lots 4100 & 4200, Map 29S15W01CC
Donald English
711 East Main Street Ste. 30
Medford, OR 97504

Tax Lots 4300, 4400, 4500 & 4800, Map 29S15W01CC
Peony, LLC
1130 Baltimore Ave. SE, Suite A-45
Bandon, OR 97411

Tax Lots 3200 & 3300, Map 29S15W01CC
Jack and Jill Schultz
8247 HWY 66
Klamath Falls, OR 97601
SIGNATURE SHEET OF ABUTTING PROPERTY OWNER

1. Name(s) of Abutting Property Owner(s):
   Donald T. English & Mill Templeman Revocable Living Trust

2. Legal Description of Abutting Property (attach additional sheets if necessary):
   See attached

3. Legal Description of Property Proposed for Vacation (attach additional sheets if necessary):
   See attached

4. How the property proposed to be vacated is to be divided between abutting property owner (state law usually requires that the property is split equally between abutting property owners):
   See attached

5. I/We understand that this does _____ does not X (Mark one) deprive me/us, the abutting property owner(s), of a recorded property right of access necessary for the exercise of that property right.

6. I/We am/are the owner(s) of the above-described property abutting the property proposed to be vacated and consent to the proposed vacation.

Petitioner's Signature

Address

________________________________________

Telephone

STATE OF OREGON )
   ) ss.
COUNTY OF COOS )

The foregoing instrument was acknowledged before me this 3rd day of

June, 2013 by Donald T. English.

NOTARY PUBLIC FOR OREGON
Commission Expires: January 22, 2017
SIGNATURE SHEET OF ABUTTING PROPERTY OWNER

1. Name(s) of Abutting Property Owner(s):
   Donald Tenglich & Bill J Templeman Reisible Living Trust

2. Legal Description of Abutting Property (attach additional sheets if necessary):
   See attached

3. Legal Description of Property Proposed for Vacation (attach additional sheets if necessary):
   See attached

4. How the property proposed to be vacated is to be divided between abutting property owner (state law usually requires that the property is split equally between abutting property owners):
   See attached

5. I/We understand that this does _______ does not X (Mark one) deprive me/us, the abutting property owner(s), of a recorded property right of access necessary for the exercise of that property right.

6. I/We am/are the owner(s) of the above-described property abutting the property proposed to be vacated and consent to the proposed vacation.

Petitioner's Signature

Address

Telephone

STATE OF OREGON ) ss.
COUNTY OF COOS )

The foregoing instrument was acknowledged before me this 3rd day of June, 2013, 2013 by Bill James Templeman.

Signature of Notary Public

Notary Public for Oregon
Commission Expires: January 22, 2017

VACATION PETITION - Page 4
After recording return to:
English/Templeman Trust
2209 Hillcrest Rd.
Medford, OR 97504

Until a change is requested all tax statements shall be sent to the following address:
English/Templeman Trust
2209 Hillcrest Rd.
Medford, OR 97504

File No.: 7132-317141 (VEF)
Date: January 09, 2004

STATUTORY WARRANTY DEED

Margaret Paulus, Grantor, conveys and warrants to Donald T. English, Trustee and Bill J. Templeman, Trustee of the Donald T. English and Bill J. Templeman Revocable Living Trust, dated December 11, 1996, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 10 and 11, Block 30, Sunset City, Coos County, Oregon. Except any portion embraced in the county road.

This property is free from liens and encumbrances, EXCEPT: Those liens and encumbrances of record, if any

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.

The true consideration for this conveyance is $6,000.00. (Here comply with requirements of ORS 93.030)
Margaret Paullus

STATE OF
Oregon
)
)
County of
Coos
)

This instrument was acknowledged before me on this 15th day of January, 2004 by Margaret Paullus.

Notary Public for Oregon
My commission expires:

COOS COUNTY CLERK, OREGON TOTAL $31.00 01/20/2004 #2004-760
TERRI L. TURI, CCC, COUNTY CLERK 04:22 PM 2 OF 2
STATUTORY WARRANTY DEED

Newell Schaeffer Gragg, aka Newell Schaeffer Gragg and Dorothy Ann Gragg, Co Trustees under the Gragg Living Trust, dated July 9, 1992, Grantor, conveys and warrants to Donald T. English and Bill J. Templeman Trustees of the Donald T. English and Bill J. Templeman Revocable Living Trust, dated December 11, 1996, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 12, 13 and 14, Block 30, Sunset City, Coos County, Oregon

This property is free from liens and encumbrances, EXCEPT: Those liens and encumbrances of record, if any

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.

The true consideration for this conveyance is $135,000.00. (Here comply with requirements of ORS 93.030)
Gragg Living Trust

[Signatures]

Newell Schafer Gragg, Co-Trustee

[Signature]

Dorothy Ann Gragg, Co-Trustee

STATE OF \(\text{Oregon} \hspace{1cm} \text{California} \) ss.

County of \(\text{Ventura} \)

This instrument was acknowledged before me on this \(\text{3rd} \) day of \(\text{December} \), \(\text{2003} \) by as of Newell Schafer Gragg and Dorothy Ann Gragg, Co-Trustees under the Gragg Living Trust, on behalf of the .

[Notary Seal]

[Notary Signature]

\text{METIE VENEGAS}

Commission # 1393555
Notary Public - \text{California}
Ventura County
My Comm. Expires Jan 13, 2007

Notary Public for \text{Oregon}
My commission expires: \(\text{Jan. 13, 2007} \)
COOS County Assessor's Summary Report
Real Property Assessment Report

FOR ASSESSMENT YEAR 2013
NOT OFFICIAL VALUE

June 1, 2013 8:09:04 am

Account # 2948900
Map # 29S1501-CC-04000
Code - Tax # 5403-2948900
Legal Descr See Record
Mailing Name ENGLISH & TEMPLEMAN LIVING TRUST
Agent ENGLISH, DONALD T., TRUSTEE; ETAL
In Care Of
Mailing Address 2424 PEMBROKE CIRCLE
MEDFORD, OR 97504
Prop Class 100
RMV Class 100

Situs Address(es)
ID# 10 87151 SATURN LN
Situs City BANDON

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Comments:
SUNSET CITY
LOTS 10,11 BLK 30
RNC #89-0132
FIRE PAT ACRES .06
NOW ALSO POR OF VAC ALLEY
2009 LAND APPRAISAL INVALID

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Amount 18.75 Acres 0.07 Year 2013
COOS County Assessor's Summary Report
Real Property Assessment Report

FOR ASSESSMENT YEAR 2013
NOT OFFICIAL VALUE

June 1, 2013 8:13:21 am

Account # 2949300
Map # 29S1501-CC-04200
Code - Tax # 5403-2949300

Legal Descr See Record
Mailing Name ENGLISH, DONALD T.; ETAL

Agent
In Care Of
Mailing Address 2424 PEMBROKE CIRCLE
MEDFORD, OR 97504

Prop Class 100
RMV Class 100

Situs Address(s) Situs City

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Exemptions/Special Assessments/Potential Liability

SPECIAL ASSESSMENT:
- FIRE PATROL TIMBER
  Amount 18.75 Acres 0.07 Year 2013

Comments:
- SUNSET CITY
- LOT 14 BLK 30
- FIRE PAT ACRES .06
- ALSO POR OF VAC STREET
- 2009 LAND APPRAISAL INVALID
COOS County Assessor's Summary Report
Real Property Assessment Report
FOR ASSESSMENT YEAR 2013
NOT OFFICIAL VALUE

June 1, 2013 8:12:27 am

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PP Account(s): 5403-7263
Comments: SUNSET CITY
LOTS 12,13 BLK 30
FIRE PAT ACRES .12
92 BOE #375
NOW ALSO POR OF VAC STREET & ALLEY
NOW ALSO POR OF VAC SATURN ST
SIGNATURE SHEET OF ABUTTING PROPERTY OWNER

1. Name(s) of Abutting Property Owner(s):

Jack M. Schultz & Jill Z. Schultz

2. Legal Description of Abutting Property (attach additional sheets if necessary):

T29 R15 Section 01 CC tax lots 3200 & 3300
See exhibit "A"

3. Legal Description of Property Proposed for Vacation (attach additional sheets if necessary):

4. How the property proposed to be vacated is to be divided between abutting property owner(s) (state law usually requires that the property is split equally between abutting property owners):

Split equally

5. I/We understand that this does [X] does not [ ] (Mark one) deprive me/us, the abutting property owner(s), of a recorded property right of access necessary for the exercise of that property right.

6. I/We am/are the owner(s) of the above-described property abutting the property proposed to be vacated and consent to the proposed vacation.

Petitioner's Signature

Petitioner's Signature

Address

Address

Klamath Falls, OR 97601

Klamath Falls, OR 97601

Telephone

Telephone

541-882-5847

8247 Hwy. 66

541-882-5847 or 541-584-1840

STATE OF OREGON)

STATE OF OREGON)

COUNTY OF COOS)

COUNTY OF COOS)

The foregoing instrument was acknowledged before me this 24 day of

April 2013 by Jack M. & Jill Z. Schultz

Notary Public for Oregon
Commission Expires: 2-15-2014

VACATION PETITION - Page 4
EXHIBIT "A"

PARCEL 1:

Lots 7, 8, 9 and 10, Block 27, Sunset City, Coos County, Oregon.

ALSO: Lot 11, Block 27, Sunset City, Coos County, Oregon, EXCEPT that part of Lot 11 described as follows: Beginning at the Southwest corner of said Lot 111; thence North along the West boundary of said Lot, 10 feet; thence East parallel with the South boundary of said lot, 12 feet; thence South parallel with the West boundary of said lot, 10 feet to the South boundary thereof; thence West along the South boundary of said Lot to the point of beginning.

ALSO: The East 1/2 of lots 13, 14, 15 and 16, Block 27, Sunset City, Coos County, Oregon.

ALSO: That portion of vacated Jupiter Street, which was vacated by document recorded April 29, 1952 in Book 217, Page 551, Records of Coos County, Oregon, which would inure thereto by reason of the vacation thereof. That portion of the vacated alley, which was vacated by document recorded April 29, 1952 in Book 217, Page 551, Records of Coos County, Oregon, which would inure thereto by reason of the vacation thereof.

PARCEL 2:

Lot 12, and the following described portion of Lot 11: Begin at the Southwest corner of Lot 11; thence North for a distance of 10 feet; thence East parallel with the South boundary of Lot 11 a distance of 12 feet; thence South 10 feet to the South boundary of Lot 11; thence West along the South boundary of Lot 11 a distance of 12 feet, more or less, to the point of beginning. All in Block 27, Sunset City, Coos County, Oregon.

ALSO: That portion of vacated Jupiter Street and Smith Street, which was vacated by document recorded April 29, 1952 in Book 217, Page 551, Records of Coos County, Oregon, which would inure thereto by reason of the vacation thereof. That portion of the vacated alley, which was vacated by document recorded April 29, 1952 in Book 217, Page 551, Records of Coos County, Oregon, which would inure thereto by reason of the vacation thereof.
RECORDING REQUESTED BY:
Tico Tite Company
1010 1st Street, Suite 215
Bandon, OR 97411

GRANTOR:
Rest Margaret C. Gorman Living Trust
6100 Aumsville Hwy
Salem, OR 97317

GRANTEE:
Jack Schultz and Jill Schultz
8247 Hwy 56
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:
Jack Schultz and Jill Schultz
8247 Hwy 56
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:
Jack Schultz and Jill Schultz
8247 Hwy 56
Klamath Falls, OR 97601

Escrow No: 360812006355-TTC0007
2942000 C 5403
2942000 C 5403
54534 Beach Loop
Bandon, OR 97411

AFTER RECORDING
RETURN TO
Tico Title Company
300 West Anderson Ave - Box 1075
Coos Bay, OR 97420-0233

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Joanne Ross, Trustee of the Rest Margaret C. Gorman Living Trust, Grantor, conveys and warrants to

Jack Schultz and Jill Schultz, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

See Attached Exhibit "A"

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS $130,000.00. (See ORS 93.030)

Subject to and excepting:Covenants, Conditions, Restrictions, Reservations, Set Back Lines, Powers of Special Districts and Easements of Record, if any.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

360812006355-TTC0007
Deed (Warranty-Statutory)
DATE: November 2, 2012

Rest Margaret C. Gorman Living Trust

BY: [Signature]

Joanne Ross, Trustee

State of OREGON
COUNTY of Coos

This instrument was acknowledged before me on Nov. 2, 2012
by Joanne Ross
as Trustee of Rest Margaret C. Gorman Living Trust

Notary Public - State of Oregon
My commission expires: [Signature]

Exhibit "A"

PARCEL 1:

Lots 7, 8, 9 and 10, Block 27, Sunset City, Coos County, Oregon.

ALSO: Lot 11, Block 27, Sunset City, Coos County, Oregon, EXCEPT that part of Lot 11 described as follows: Beginning at the Southwest corner of said Lot 11; thence North along the West boundary of said Lot, 10 feet; thence East parallel with the South boundary of said lot, 12 feet; thence South parallel with the West boundary of said lot, 10 feet to the South boundary thereof; thence West along the South boundary of said Lot to the point of beginning.

ALSO: The East 1/2 of lots 13, 14, 15 and 16, Block 27, Sunset City, Coos County, Oregon.

ALSO: That portion of vacated Jupiter Street, which was vacated by document recorded April 29, 1952 in Book 217, Page 551, Records of Coos County, Oregon, which would inure thereto by reason of the vacation thereof.

That portion of the vacated alley, which was vacated by document recorded April 29, 1952 in Book 217, Page 551, Records of Coos County, Oregon, which would inure thereto by reason of the vacation thereof.

PARCEL 2:

Lot 12, and the following described portion of Lot 11: Begin at the Southwest corner of Lot 11; thence North for a distance of 10 feet; thence East parallel with the South boundary of Lot 11 a distance of 12 feet; thence South 10 feet to the South boundary of Lot 11; thence West along the South boundary of Lot 11 a distance of 12 feet, or less, to the point of beginning. All in Block 27, Sunset City, Coos County, Oregon.

ALSO: That portion of vacated Jupiter Street and Smith Street, which was vacated by document recorded April 29, 1952 in Book 217, Page 551, Records of Coos County, Oregon, which would inure thereto by reason of the vacation thereof.

That portion of the vacated alley, which was vacated by document recorded April 29, 1952 in Book 217, Page 551, Records of Coos County, Oregon, which would inure thereto by reason of the vacation thereof.