



# NOTICE OF LAND USE DECISION

Coos County Planning  
225 N. Adams St.  
Coquille, OR 97423  
<http://www.co.coos.or.us/>  
Phone: 541-396-7770  
Fax: 541-396-1022

This decision notice is required to be sent to the property owner(s), applicant(s), adjacent property owners (distance of notice is determined by zone area – Urban 100 feet, Rural 250 feet, and Resource 750 feet), special taxing districts, agencies with interest, or person that has requested notice. The development is contained within the identified property owners land. Notice is required to be provided pursuant to ORS 215.416. Please read all information carefully as this decision. (See attached vicinity map for the location of the subject property).

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 (ORS 215.513) REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

Date of Notice: **Thursday, June 11, 2020**

File No: PLA-20-010

Proposal: Request for a land use authorization for a Property Line Adjustment

Applicant(s): Robert Miller III, Attorney At Law  
Bandon Professional Center  
1010 First Street S.E. Suite 210  
Bandon OR 97411

Surveyor(s): Troy Rambo, Mulkins and Rambo  
PO Box 809  
North Bend OR 97459

Staff Planner: Jill Rolfe, Planning Director

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Decision: **Approved with Conditions.** All decisions are based on the record. This decision is final and effective at close of the appeal period unless a complete application with the fee is submitted by the Planning Department at 12 p.m. on **Wednesday, June 24, 2020**. Appeals are based on the applicable land use criteria. Property line adjustments are subject to Coos County Zoning and Land Development Ordinance (CCZLDO) Article 6.3 Property Line Adjustments. **Civil matters including property disputes outside of the criteria listed in this notice will not be considered. For more information please contact the staff planner listed in this notice.**

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### Property Information

Account Numbers	1364721	1364700
Map Numbers	30S1512A0-00100	30S1512A0-00200
Property Owners	PANTER, CHARLES W. & IDELL L.; L/E PANTER BOGS, INC. PO BOX 2147 BANDON, OR 97411-2147	PANTER, CHARLES W. & IDELL L.; L/E PANTER BOGS, INC. PO BOX 2147 BANDON, OR 97411-2147
Situs Addresses	None	46409 HIGHWAY 101
Acreages	3.54 Acres	14.99 Acres
Zonings	EXCLUSIVE FARM USE (EFU)	EXCLUSIVE FARM USE (EFU)

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This notice shall be posted from June 11, 2020 to June 26, 2020


The purpose of this notice is to inform you about the proposal and decision, where you may receive more information, and the requirements if you wish to appeal the decision by the Director to the Coos County Hearings Body. Any person who is adversely affected or aggrieved or who is entitled to written notice may appeal the decision by filing a written appeal in the manner and within the time period as provided below pursuant to Coos County Zoning and Land Development Ordinance (CCZLDO) Article 5.8. If you are mailing any documents to the Coos County Planning Department the address is 250 N. Baxter, Coquille OR 97423. Mailing of this notice to you precludes an appeal directly to the Land Use Board of Appeals.

Mailed notices to owners of real property required by ORS 215 shall be deemed given to those owners named in an affidavit of mailing executed by the person designated by the governing body of a county to mail the notices. The failure of the governing body of a county to cause a notice to be mailed to an owner of a lot or parcel of property created or that has changed ownership since the last complete tax assessment roll was prepared shall not invalidate an ordinance.

The application, staff report and any conditions can be found at the following link: <http://www.co.coos.or.us/Departments/Planning/PlanningDepartment-Applications2019.aspx>. The application and all documents and evidence contained in the record, including the staff report and the applicable criteria, are available for inspection, at no cost, in the Planning Department located at 225 North Adams Street, Coquille, Oregon. Copies may be purchased at a cost of 50 cents per page. The decision is based on the application submittal and information on record. The name of the Coos County Planning Department representative to contact is Crystal Orr, Planner I and the telephone number where more information can be obtained is (541) 396-7770.

Failure of an issue to be raised in a hearing, in person or in writing, or failure to provide statements of evidence sufficient to afford the Approval Authority an opportunity to respond to the issue precludes raising the issue in an appeal to the Land Use Board of Appeals.

Reviewed by:

  
Jill Rolfe, Planning Director

Date: Thursday, June 11, 2020

**This decision is authorized by the Coos County Planning Director, Jill Rolfe based on the staff's analysis of the Findings of Fact, Conclusions, Conditions of approval, Application and all evidence associated as listed in the exhibits.**

#### EXHIBITS

Exhibit A: Conditions of Approval

Exhibit B: Vicinity Map

Exhibit C: Before & After Maps

The following exhibits are on file at the Coos County Planning Department and may be accessed by contacting the department. All noticeable decisions are posted on the website for viewing when possible.

Exhibit D: PLA-19-021 Staff Report - **Findings of Fact and Conclusions**

Exhibit E: Comments Received

Exhibit F: Application

**EXHIBIT "A"**  
**CONDITIONS OF APPROVAL**

The applicant shall comply with the following conditions of approval with the understanding that all costs associated with complying with the conditions are the responsibility of the applicants and that the applicants are not acting as an agent of the county. If the applicant fails to comply or maintain compliance with the conditions of approval the permit may be revoked as allowed by the Coos County Zoning and Land Development Ordinance. Please read the following conditions of approval and if you have any questions contact planning staff.

1. All applicable mapping and filing requirements shall be complied with as listed below. If a map is required it shall be submitted to the Surveyor's office with the deeds. The deeds shall not be filed and that map has the appropriate signatures. Copies of all recorded deeds shall be submitted as the final step in the process.
2. An easement for access shall be recorded.
3. The applicant will need to either show the garage is pre-existing or obtain an after the fact zoning compliance letter.
4. The applicant will need to declare that no one is living in the RV's or staying on the property in an RV as that is violation of the Coos County Zoning and Land Development Ordinance. The declaration can be a notarized statement.
5. Once the accounts are updated the address will be moved to go with the dwelling.

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.
  - f. The property line adjustment deed must be submitted on the exact format found in § 6.3.175.f.

EXHIBIT "B"

VICINITY MAP



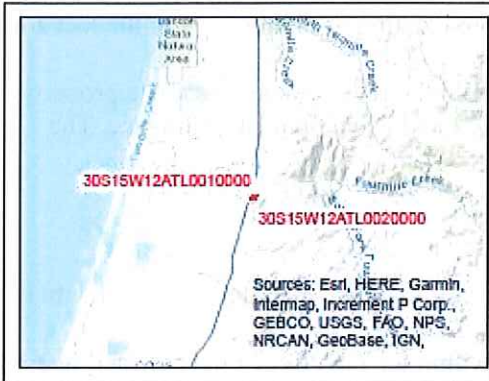
**COOS COUNTY PLANNING DEPARTMENT**

Mailing Address: 250 N. Baxter, Coos County Courthouse, Coquille, Oregon 97423

Physical Address: 225 N. Adams, Coquille Oregon

Phone: (541) 396-7770

Fax: (541) 396-1022/TDD (800) 735-2900



File: PLA-20-010

Owner: Panter Bogs, Inc./  
Owner: Charles & Idell Panter

Date: June 9, 2020

Location: Township 30S Range 15W  
Section 12A TL 100 & 200

Proposal: Property Line Adjustment

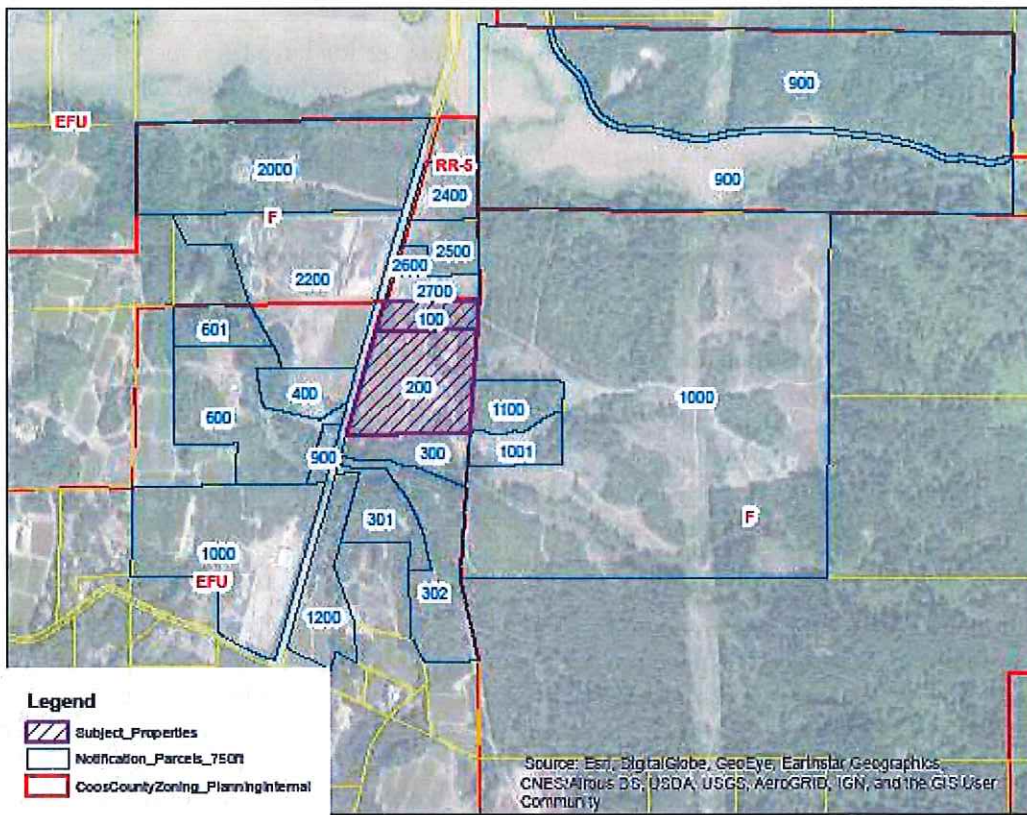


EXHIBIT "C"  
BEFORE & AFTER MAPS  
**Before**

PANTER BOGS, INC.  
PROPERTY LINE ADJUSTMENT APPLICATION  
\* BEFORE ADJUSTMENT \*



**After**

PANTER BOGS, INC.  
PROPERTY LINE ADJUSTMENT APPLICATION  
\* APPROXIMATE LINES, AFTER ADJUSTMENT \*



**EXHIBIT "D"**  
**STAFF REPORT**  
**FINDINGS OF FACT AND CONCLUSIONS**

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**I. PROPOSAL AND BACKGROUND/PROPERTY HISTORY INFORMATION:**

**A. PROPOSAL:** According to the application the request is for of a Property Line Adjustment. The purpose is to define the home site, and for zoning purposes, to preserve and not diminish the size of the what is now the tax lot 100.

**B. BACKGROUND INFORMATION:**

Tax lot 200 is currently developed with a 1974 mobile home and garage. The garage has no age and there are no land use approvals for this property. The applicant will need to either show the garage is pre-existing or obtain an after the fact zoning compliance letter.

**II. BASIC FINDINGS:**

**A. LOCATION:** These units of land are located south of the City of Bandon off of Highway 101.

**B. ZONING:** The tax lots in this case are both zoned Exclusive Farm Use (EFU).

**ARTICLE 4.2 – ZONING PURPOSE AND INTENT**

*SECTION 4.2.500 Resource Zones*

*Exclusive Farm Use (EFU)*

*These include all inventoried "agricultural lands" not otherwise found to be needed (excepted) for other uses.*

*The purpose of the EFU district is to preserve the integrity and encourage the conservation of agricultural lands within Coos County and thereby comply with the provisions of ORS 215 and OAR 660. Division 33 to minimize conflicts between agricultural practices and non-farm uses by limiting any development to uses distinguished as dependent upon or accessory to supporting agricultural or forestry production and which qualify such farm lands for special tax relief pursuant to the provisions of Oregon Revised Statutes. This zone is also for the cultivation and marketing of specialty crops, horticultural crops and other intensive farm uses.*

*According to the Coos County Comprehensive Plan Exclusive Farm Use lands are inventoried as Agricultural Lands. The Main criterion for establishing the "Agricultural Lands Inventory" was land identified on the agricultural lands based on soils, Class I-IV soils or "other lands" suitable for agricultural use, with the following exceptions:*

- 1. Committed rural residential areas and urban growth areas.*
- 2. Proposed rural residential areas as per the Exception to Goals #3 and #4.*
- 3. Proposed industrial/commercial sites.*
- 4. Existing recreation areas (e.g., golf courses) [Recreation designation]*
- 5. Isolated parcels of Class I-IV soils in upland areas, which are under, forest cover. (Forestlands designation).*
- 6. Narrow valley bottomlands where no agricultural activity is occurring anywhere in the vicinity [Forestlands designation].*

*The secondary criterion for establishing the "Agricultural Lands Inventory" was the use of aerial photos used to identify additional areas without Class I-IV soils in current agricultural use which were not initially identified in the agricultural lands inventory from Assessor's Data. This*

situation typically occurs on benches, immediately above agricultural valleys, where grazing often takes place on non-class I-IV soils. However, if lands were zoned predominately forest it may have resulted in a Mixed Use Overlay.

**C. SPECIAL DEVELOPMENT CONSIDERATIONS AND OVERLAYS:**

*SECTION 4.11.125 Special Development Considerations: The considerations are map overlays that show areas of concern such as hazards or protected sites. Each development consideration may further restrict a use. Development considerations play a very important role in determining where development should be allowed in the Balance of County zoning. The adopted plan maps and overlay maps have to be examined in order to determine how the inventory applies to the specific site*

*SECTION 4.11.200 Purpose: Overlay zones may be super-imposed over the primary zoning district and will either add further requirements or replace certain requirements of the underlying zoning district. The requirements of an overlay zone are fully described in the text of the overlay zone designations. An overlay zone is applicable to all Balance of County Zoning Districts and any zoning districts located within the Coos Bay Estuary Management Plans when the Estuary Policies directly reference this section.*

No development is part of this proposal; therefore, there are no Special Development Considerations or Overlays required to be addressed.

**D. SITE DESCRIPTION AND SURROUNDING USES:**

The subject properties are zoned Exclusive Farm Use (EFU). Tax lot 200 has cranberry bogs, dwelling and accessory structures. Properties to the west and south are zoned EFU, properties to the east are zoned Forest and properties to the north are zoned Rural Residential.

There appears to be some RV's on site. The applicant will need to declare that no one is living in the RV's or staying on the property in an RV as that is a violation of the Coos County Zoning and Land Development Ordinance. The declaration can be a notarized statement. Tax lot 100 is mostly treed with some clear area near the western border of the property. Highway 101 abuts the properties on the western border. There is some scattered residential dwellings on adjacent properties. The latter property seems to be used for some type of farm or forest uses.

**E. COMMENTS:**

- a. **PUBLIC AGENCY:** The only comment received was from the Coos County Surveyor's office. Please see his comment at Exhibit E.
- b. **PUBLIC COMMENTS:** This application request did not require any request for comments prior to the release of the decision.
- c. **LOCAL TRIBE COMMENTS:** This application request did not require any request for comments prior to the release of the decision.

**F. LAWFULLY CREATED UNIT OF LAND:** Both units of land were lawfully created pursuant to 6.1.125.1.e, through a deed prior to any land use restrictions.

**III. STAFF FINDINGS AND CONCLUSIONS:**

a. **SUMMARY OF PROPOSAL AND APPLICABLE REVIEW CRITERIA:**

The proposal is for Planning Director Approval of a single Property Line Adjustment. The proposal is subject to Coos County Zoning and Land Development (CCZLDO) Article 6.3 Property Line Adjustments.

**b. Key definitions:**

*ACTIVITY: Any action taken either in conjunction with a use or to make a use possible. Activities do not in and of themselves result in a specific use. Several activities such as dredging, piling and fill may be undertaken for a single use such as a port facility. Most activities may take place in conjunction with a variety of uses.*

*DEVELOP: To bring about growth or availability; to construct or alter a structure, to conduct a mining operation, to make a physical change in the use or appearance of land, to divide land into parcels, or to create or terminate rights to access.*

*DEVELOPMENT: The act, process or result of developing.*

*USE: The end to which a land or water area is ultimately employed. A use often involves the placement of structures or facilities for industry, commerce, habitation, or recreation.*

*ZONING DISTRICT: A zoning designation in this Ordinance text and delineated on the zoning maps, in which requirements for the use of land or buildings and development standards are prescribed.*

*Dwelling: Any building that contains one or more dwelling units used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes.*

**c. Criteria and standards for Property Line Adjustments**

• **SECTION 6.3.125 PROCEDURE:**

1. An application for a line adjustment or elimination shall be filed by the owners of all lots or parcels affected. The application shall be accompanied by an appropriate fee and contain the following information:
  - a. Reason for the line adjustment;
  - b. Vicinity map locating the proposed line adjustment or elimination in relation to adjacent subdivisions, partitions, other units of land and roadways;
  - c. A plot plan showing the existing boundary lines of the lots or parcels affected by the line adjustment and the approximate location for the proposed adjustment line. The plot plan shall also show the approximate location of all structures within ten (10) feet of the proposed adjusted line;
  - d. A current property report (less than 6 months old) indicating any taxes, assessment or other liens against the property, easements, restrictive covenants and rights-of-way, and ownerships of the property of the proposed development. A title report is acceptable.
  - e. A notice of application and decision will be provided to any and all lien holders of record for the property that will be affected by the proposed adjustment. Applicants should consult with any and all such lien holders prior to submittal of an application.

**FINDING:** According to the application the request is for of a Property Line Adjustment. The purpose is to define the home site, and for zoning purposes, to preserve and not diminish the size of the what is now the tax lot 100. The applicant provided a drawing of the development. The property report information provides the lien holders for the property, easements and right of ways. The properties do not have taxes that will need to paid. The lienholder will be notified of the property boundary adjustment. Therefore, all criteria has been satisfied.



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).*

**FINDING:** **The units of land are pre-existing non-conforming parcels. The adjustment will not change the conformance.**

**Therefore, this request complies with the criteria under this section.**

3. *An encroachment of existing or planned structures will not be created within required setbacks as a result of the line adjustment.*

**FINDING:** **No encroachment will be created through this process and any future structures will be required to comply with the setback requirements in the applicable zoning district.**

4. *A line adjustment for a lot or parcel that contains a dwelling, not on a public sanitation system, and is less than an acre before the adjustment and further reduced as a result of the adjustment shall obtain documentation from Department of Environmental Quality (DEQ) that the sanitation system will still meet their requirements.*

**FINDING:** **Neither unit of land will be reduced less than one (1) acre. Therefore, this condition does not apply.**

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.*

**FINDING:** **This adjustment is not to qualify either unit of land for a dwelling. Therefore, this criterion does not apply.**

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, resource lands, and estuary zoned 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.*

**FINDING:** The parcels are both zoned EFU, therefore, this criterion has been met.

• ***SECTION 6.3.150 EASEMENTS AND ACCESS:***

*A line adjustment shall have no effect 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.*

**FINDING:** There will be no effect on existing easements. Therefore, this criterion has been met.

**IV. DECISION:**

The proposed Property Line Adjustment meets the requirements of the Coos County Zoning and Land Development Ordinance, with conditions listed in Exhibit "A" of this report.

**V. EXPIRATION:**

This is a tentative approval that is valid for up to one year. To finalize this decision the applicant shall comply with the approval and filing requirements found in the conditions of approval in Exhibit "A" of this report once the appeal period has expired and an appeal has not be filed.

**VI. NOTICE REQUIREMENTS:**

A notice of decision will be provided to property owners within 750 feet of the subject properties and the following agencies, special district or parties

A Notice of Decision and Staff Report will be provided to the following:

Applicants/Owners  
Department of Land Conservation and Development  
Planning Commission  
Board of Commissioners

**EXHIBIT "E"**  
**Comments Received**



**COOS COUNTY SURVEYOR**  
250 N. Baxter Street, Coquille, Oregon 97423

**Michael L. Dado**  
541-396-7586  
Email [coosurvey@co.coos.or.us](mailto:coosurvey@co.coos.or.us)

June 5, 2020

PLA-20-010  
Panter Bogs, Inc. Charles & Idell Panter L/E  
30-15- 12A, TL 100 & TL 200

Jill,

I have no objections to this proposed Property Line Adjustment.  
The new line will need to be surveyed.  
I have no further comments at this time.

Very truly yours

A handwritten signature in black ink that reads "Michael L. Dado". The signature is written in a cursive style with a large initial "M".

Michael L. Dado



Exhibit "F"  
Application  
**PROPERTY LINE ADJUSTMENT**  
SUBMIT TO COOS COUNTY PLANNING DEPT. AT 225 N. ADAMS STREET OR MAIL TO:  
COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL  
[PLANNING@CO.COOS.OR.US](mailto:PLANNING@CO.COOS.OR.US) PHONE: 541-396-7770

FILE NUMBER: PLA- -

Date Received: \_\_\_\_\_ Receipt #: \_\_\_\_\_ Received by: \_\_\_\_\_

This application shall be filled out electronically. If you need assistance please contact staff. If the fee is not included the application will not be processed.  
*(If payment is received on line a file number is required prior to submittal)*

**LAND INFORMATION**

**A. Land Owner(s)**

Mailing address:

Phone:

Email:

Township:      Range:      Section:    ¼ Section:    1/16 Section:    Tax lot:

Tax Account Number(s):      Zone:    Select Zone

Acreage Prior to Adjustment:      Acreage After the Adjustment

**B. Land Owner(s)**

Mailing address:

Phone:

Email:

Township:    Range:      Section:    ¼ Section:    1/16 Section:

Tax Account Number(s)      Zone

Acreage Prior to Adjustment:      Acreage After the Adjustment

**C. Surveyor**

Mailing Address

Phone #:

Email:

Any property information may be obtained from a tax statement or can be found on the County Assessor's webpage at the following links: [Map Information](#) Or [Account Information](#)

Please check off that all the required documents have been submitted with the application. Failure to submit documents will result in an incomplete application or denial.

**Purpose of the Property Line Adjustment:**

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A before and after vicinity map locating the proposed line adjustment or elimination in relocation to adjacent subdivisions, partitions, other units of land and roadways.

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 needs reflect structures as follows:

1. Within Farm and Forest at least within 30 feet of the property boundaries.
2. Within Rural Residential at least 10 feet of the property boundaries.
3. Within Controlled Development at least within 20 feet of the boundaries.
4. Within Estuary Zones at least within 10 feet of the boundaries.
5. Within Commercial and Industrial within 10 feet of the boundaries.

If there is no development within distance listed above the plan needs to indicate not development within the required distance.

A current property report (less than 6 months old) indicating any taxes, assessment or liens against the property, easements, restrictive covenants and rights-of-way, and ownerships of the property. A title report is acceptable. ***This shall be for both properties.*** At the minimum a deed showing the current lien holders, reference to easements, covenants and ownership will be accepted for both properties. A notice will be provided to any lien holder as part of this process.

Please list all Lien Holders names and addresses:

Property 1:

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Property 2:

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Please answer the following:

Will the adjustment create an additional Unit of land?	Yes	No
Does property 1 currently meet the minimum parcel/lot size ?	Yes	No
Does property 2 currently meet the mimimum parcel/lot size?	Yes	No

Exhibit "F"  
Application

Was property one created through a land division?	Yes	No
Was property two created through a land division?	Yes	No
Are there structures on the properties?	Yes	No
If there are structures please provide how far they are in feet from the adjusted boundary line:		
Is there a sanitation system on the one or both properties, if so, please indicate the type of system	<hr/>	
	Yes	No
	Onsite Septic System	Public Sewer
Is property one going to result in less than an acre and contain a dwelling?	Yes	No
Is property two going to result in less than an acre and contain a dwelling?	Yes	No
Is one or both properties zoned Exclusive Farm Use or Forest?	Yes	No
Will the property cross zone boundaries? If so, a variance request will be required.	Yes	No
Will the property line adjustment change the access point?	Yes	No

**Acknowledgment Statement: I hereby declare that I am the legal owner of record or an agent having consent of the legal owner of record and I am authorized to obtain land use approvals. The statements within this form and submittal information provided are true and correct to the best of my knowledge and belief. I understand that any authorization for land use approval may be revoked if it is determined that it was issued based on false statements, misrepresentation or in error.**

**Property Owner Signatures**

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Exhibit "F"  
Application  
ROBERT S. MILLER III, ATTORNEY AT LAW

BANDON PROFESSIONAL CENTER  
1010 FIRST STREET S.E. SUITE 210, BANDON, OREGON 97411  
TEL. (541) 347 – 6075

Monday, May 4, 2020

Coos County Planning Department  
250 N. Baxter Street  
Coquille, Oregon 97423

re: *Property Line Adjustment Application*  
*Panter Bogs, Inc. – Tax Lots 100 & 200, Map 30-15-12A*

To Whom It May Concern:

This is a Property Line Adjustment Application, submitted pursuant to Article 6.3 of the Coos County Zoning and Land Development Ordinance of 1985 (as amended).

I am the **applicant**, on behalf of my client Panter Bogs, Inc. My address is 1010 First Street S.E. in Bandon, Oregon 97411. My telephone is (541) 347 – 6075. My email is rsmiii@aol.com

The **surveyor** will be Troy Rambo, of Mulkins & Rambo LLC. His address is P. O. Box 809 in North Bend, Oregon 97459. His telephone is 541-751-8900 and 541-751-9000. His email is mandrllc@frontier.com

Panter Bogs, Inc. is the **owner** of both parcels participating in the line adjustments proposed to be accomplished. Terry L. Panter, President, and Chris L. Panter, Secretary, have signed this application, attached.

**Property 1** is Tax Lot 100, 30–15–12A. The size is approximately 3.54 acres. The present legal description is: Beginning at the Northeast corner of Section 12, Township 30, Range 15, West of the Willamette Meridian, Coos County, Oregon; thence South along the Section line 209 feet; thence West 775 feet, more or less, to the Easterly boundary of U.S. Highway 101 traveling through said Section 12; thence North 17° 30' East along the Easterly boundary of U.S. Highway 101 a distance of 220 feet to the North line of said Section 12; thence East along the North line of said Section 12, 701 feet to the point of beginning.

**Property 2** is Tax Lot 200, 30–15–12A. The size is approximately 14.99 acres. The present legal description is: Beginning at a point on the Section line 209 feet South of the Northeast corner of Section 12, Township 30 South, Range 15 West of the Willamette Meridian, Coos County, Oregon; thence South along said section line 750.50 feet to an iron rod post at the Northeast corner of the Jim Hanna property; thence West along the North line of the Jim Hanna property 881 feet more or less to the Easterly right-of-way line of U.S. Highway 101; thence Northeasterly along said

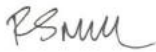
Easterly right-of-way line to a point which is South 89° 31' West of the point of beginning; thence North 89° 31' East 712.46 feet more or less to the point of beginning.

Conceptual maps of the before-and-after adjustments are appended. A full legal description of the resultant parcels has not been commissioned yet, and prospective property line adjustment deed(s) has not yet been drafted, for the simple reason that provisional approval is requested prior to the expense of retaining the surveyor to accomplish this work.

The object of this application is to better define the homesite, and, for zoning purposes, to preserve and not diminish the size of what is now the Tax Lot 100.

A title report for both properties is appended. It is noted, that since the date of the title report (January 22, 2020) liens have been removed and their satisfactions recorded.

Sincerely,



Robert S. Miller III

Attorney at Law



**G. Authorization: All areas must be initialed by all applicant(s) prior to the Planning Department accepting any application.**

*JLP*  
*CLP*  
Property 1  
*JLP*  
*CLP*  
Property 2

I hereby attest that I am authorized to make the application for a discretionary decision 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.

*JLP*  
*CLP*  
Property 1  
*JLP*  
*CLP*  
Property 2

**FEES**

The Coos County Board of Commissioners has adopted a schedule of fees and if the property owners understand they are subject to the fee. If a hearings officer is required to review this matter the property is responsible for actual cost of processing the application.

*JLP*  
*CLP*  
Property 1  
*JLP*  
*CLP*  
Property 2

I understand it is the function of the Planning Department 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.

Exhibit "F"  
Application

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.

*JHP*  
*CLP*

Property 1

*JHP*  
*CLP*

Property 2

As the applicant(s) I/we acknowledge pursuant to Section 6.3.175(2), 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.

*JHP*  
*CLP*

Property 1

*JHP*  
*CLP*

Property 2

PANTER BOGS, INC. BY:

*Tony J. Panter*  
Applicant(s) Original Signature

*4/29/2020*  
Date

PANTER BOGS, INC. BY:

*Chris [Signature]*  
Applicant(s) Original Signature

*4/29/2020*  
Date

Applicant(s) Original Signature

Date

Applicant(s) Original Signature

Date

OREGON SECRETARY OF STATE  
► Corporation Division

HOME

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**Business Name Search**

[New Search](#)

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**Business Entity Data**

04-28-2020  
14:11

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
106872-18	DBC	ACT	OREGON	08-01-1974	08-01-2020	
Entity Name	PANTER BOGS, INC.					
Foreign Name						

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**Associated Names**

Type	PPB PRINCIPAL PLACE OF BUSINESS					
Addr 1	46490 HWY 101 S					
Addr 2						
CSZ	BANDON	OR	97411	Country	UNITED STATES OF AMERICA	

Please click [here](#) for general information about registered agents and service of process.

Type	AGT REGISTERED AGENT	Start Date	08-31-2017	Resign Date	
Name	CHRIS L PANTER				
Addr 1	46409HWY 101 S				
Addr 2					
CSZ	BANDON	OR	97411	Country	UNITED STATES OF AMERICA

Type	MAL MAILING ADDRESS
Addr 1	PO BOX 2147
Addr 2	
CSZ	BANDON OR 97411 Country UNITED STATES OF AMERICA

Type	PRE PRESIDENT	Resign Date
Name	TERRY L PANTER	
Addr 1	46490 HWY 101 S	
Addr 2		
CSZ	BANDON OR 97411 Country	UNITED STATES OF AMERICA

Type	SEC SECRETARY	Resign Date

Name	CHRIS	L	PANTER	Exhibit "F" Application
Addr 1	PO BOX 2147			
Addr 2				
CSZ	BANDON	OR	97411	Country UNITED STATES OF AMERICA

[New Search](#)   [Printer Friendly](#)   **Name History**

Business Entity Name	Name Type	Name Status	Start Date	End Date
PANTER BOGS, INC.	EN	CUR	08-01-1974	

Please read before ordering Copies.

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Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	AMENDED ANNUAL REPORT	09-12-2019		FI		
	AMENDED ANNUAL REPORT	07-30-2018		FI		
	AMENDED ANNUAL REPORT	08-31-2017		FI	Agent	
	AMENDED ANNUAL REPORT	07-05-2016		FI		
	REINSTATEMENT AMENDED	03-11-2016		FI		
	ADMINISTRATIVE DISSOLUTION	10-03-2014		SYS		
	REINSTATEMENT AMENDED	01-14-2014		FI		
	ADMINISTRATIVE DISSOLUTION	09-27-2013		SYS		
	AMENDED ANNUAL REPORT	08-21-2012		FI		
	AMENDED ANNUAL REPORT	08-02-2011		FI		
	ANNUAL REPORT PAYMENT	07-27-2010		SYS		
	REINSTATEMENT AMENDED	10-21-2009		FI		
	ADMINISTRATIVE DISSOLUTION	10-02-2009		SYS		
	ANNUAL REPORT PAYMENT	08-01-2008		SYS		
	ANNUAL REPORT PAYMENT	09-07-2007		SYS		

			Exhibit "F" Applications		
	ANNUAL REPORT PAYMENT	07-31-2006		SYS	
	ANNUAL REPORT PAYMENT	06-21-2005		SYS	
	ANNUAL REPORT PAYMENT	06-22-2004		SYS	
	REINSTATEMENT AMENDED	10-23-2003		FI	
	INVOL DISSOLUTION	09-23-1999		SYS	
	REINSTATEMENT	02-04-1999		FI	
	INVOL DISSOLUTION	11-21-1998		SYS	
	STRAIGHT RENEWAL	11-03-1997		FI	
	STRAIGHT RENEWAL	08-02-1996		FI	
	STRAIGHT RENEWAL	06-29-1995		FI	
	STRAIGHT RENEWAL	07-27-1994		FI	
	STRAIGHT RENEWAL	07-09-1993		FI	
	STRAIGHT RENEWAL	08-04-1992		FI	
	STRAIGHT RENEWAL	07-17-1991		FI	
	STRAIGHT RENEWAL	07-25-1990		FI	
	STRAIGHT RENEWAL	07-28-1989		FI	
	STRAIGHT RENEWAL	07-15-1988		FI	
	STRAIGHT RENEWAL	07-30-1987		FI	
	STRAIGHT RENEWAL	07-22-1986		FI	
	STRAIGHT RENEWAL	06-12-1985		FI	

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For comments or suggestions regarding the operation of this site,  
 please contact : [corporation.division@state.or.us](mailto:corporation.division@state.or.us)

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Exhibit "F"  
Application  
**COOS County Assessor's Summary Report**  
**Real Property Assessment Report**

FOR ASSESSMENT YEAR 2020

**NOT OFFICIAL VALUE**

April 23, 2020 9:30:04 am

Account # 1364721	Tax Status ASSESSABLE
Map # 30S1512A000100	Acct Status ACTIVE
Code - Tax # 4600-1364721	Subtype NORMAL
Legal Descr See Record	
Mailing Name PANTER, CHARLES W. & IDELL L.; L/E	Deed Reference # See Record
Agent PANTER BOGS, INC.	Sales Date/Price See Record
In Care Of	Appraiser
Mailing Address PO BOX 2147 BANDON, OR 97411-2147	
Prop Class 100 MA SA NH Unit	
RMV Class 100 06 27 RRL 23531-1	

Situs Address(s)	Situs City
------------------	------------

Code Area	RMV	MAV	Value Summary		MSAV	RMV Exception	CPR %
			AV	SAV			
4600 Land Impr.	29,070 0					Land Impr.	0 0
<b>Code Area Total</b>	<b>29,070</b>	<b>17,630</b>	<b>17,630</b>	<b>0</b>	<b>0</b>		<b>0</b>
<b>Grand Total</b>	<b>29,070</b>	<b>17,630</b>	<b>17,630</b>	<b>0</b>	<b>0</b>		<b>0</b>

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Land Class	LUC	Trended RMV
						TD%	LS	Size			
4600	10		<input checked="" type="checkbox"/>	EFU	Market	100	A	3.54	MV	002	29,070
<b>Grand Total</b>									3.54		29,070

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV	
					TD%						
<b>Grand Total</b>										0	0

Code Area	Type	Exemptions/Special Assessments/Potential Liability									
4600		<b>FIRE PATROL:</b>									
		■ FIRE PATROL TIMBER	Amount	18.75	Acres	3.54	Year	2020			

Exhibit "F"  
Application  
**COOS County Assessor's Summary Report**  
**Real Property Assessment Report**

FOR ASSESSMENT YEAR 2020

**NOT OFFICIAL VALUE**

April 23, 2020 9:33:36 am

Account #	1364700	Tax Status	ASSESSABLE
Map #	30S1512A000200	Acct Status	ACTIVE
Code - Tax #	4602-1364700	Subtype	NORMAL
Legal Descr	See Record		
Mailing Name	PANTER, CHARLES W. & IDELL L.; L/E	Deed Reference #	See Record
Agent	PANTER BOGS, INC.	Sales Date/Price	See Record
In Care Of		Appraiser	
Mailing Address	PO BOX 2147 BANDON, OR 97411-2147		
Prop Class	572	MA	SA
RMV Class	500	06	27
		NH	Unit
		RRL	23529-1

Situs Address(s)	Situs City
ID# 46409 HIGHWAY 101	BANDON

Code Area	RMV	MAV	Value Summary		MSAV	RMV Exception	CPR %
			AV	SAV			
4602 Land	30,072					Land	0
Impr.	26,880					Impr.	0
<b>Code Area Total</b>	<b>56,952</b>	<b>25,680</b>	<b>54,980</b>	<b>30,072</b>	<b>29,300</b>		<b>0</b>
<b>Grand Total</b>	<b>56,952</b>	<b>25,680</b>	<b>54,980</b>	<b>30,072</b>	<b>29,300</b>		<b>0</b>

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Land Class	LUC	Trended RMV	
						TD%	LS	Size				
4602	10	<input type="checkbox"/>		EFU	Designated Forest Land	100	A	5.53	F	006*	1,656	
4602	70	<input checked="" type="checkbox"/>		EFU	Farm Site	100	A	1.00	AVM	006*	11,330	
4602	80	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	A	4.00	BOGL	006*	6,912	
4602	40	<input type="checkbox"/>		EFU	Farm Use Zoned	100	A	1.64	BOGL	006*	2,833	
4602	50	<input type="checkbox"/>		EFU	Farm Use Zoned	100	A	2.82	DIKE	006*	3,341	
4602					SITE AMENTIES	100					4,000	
<b>Grand Total</b>											<b>14.99</b>	<b>30,072</b>

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%					
4602	1	0	135	Garage-Class 3	100		0		26,880	
<b>Grand Total</b>								<b>0</b>		<b>26,880</b>

Code Area	Type	Exemptions/Special Assessments/Potential Liability								
<b>NOTATION(S):</b>										
■ FARM/FOREST POT'L ADD'L TAX LIABILITY FARM/FORST										
■ FARM HOMESITE										
4602										
<b>FIRE PATROL:</b>										
■ FIRE PATROL SURCHARGE										
		<b>Amount</b>	47.50			<b>Year</b>	2020			
■ FIRE PATROL TIMBER										
		<b>Amount</b>	22.52	<b>Acres</b>	13.99	<b>Year</b>	2020			

MS Account(s): 4602-P-102587

PANTER BOGS, INC.

Exhibit "F"  
Application

PROPERTY LINE ADJUSTMENT APPLICATION

\* BEFORE ADJUSTMENT \*





PANTER BOGS, INC.

Exhibit "F"  
Application

PROPERTY LINE ADJUSTMENT APPLICATION

X APPROXIMATE LINES, AFTER ADJUSTMENT X



NE1/4 SEC.12 T30S R12W W.M.  
COOS COUNTY

30S 15W 12A

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY.

CANCELLED NO.

- 700
- 800
- 501
- 802

PANTER BOGS, INC.  
PROPERTY LINE  
ADJUSTMENT  
APPLICATION  
X BEFORE  
ADJUSTMENT X

1" = 200'

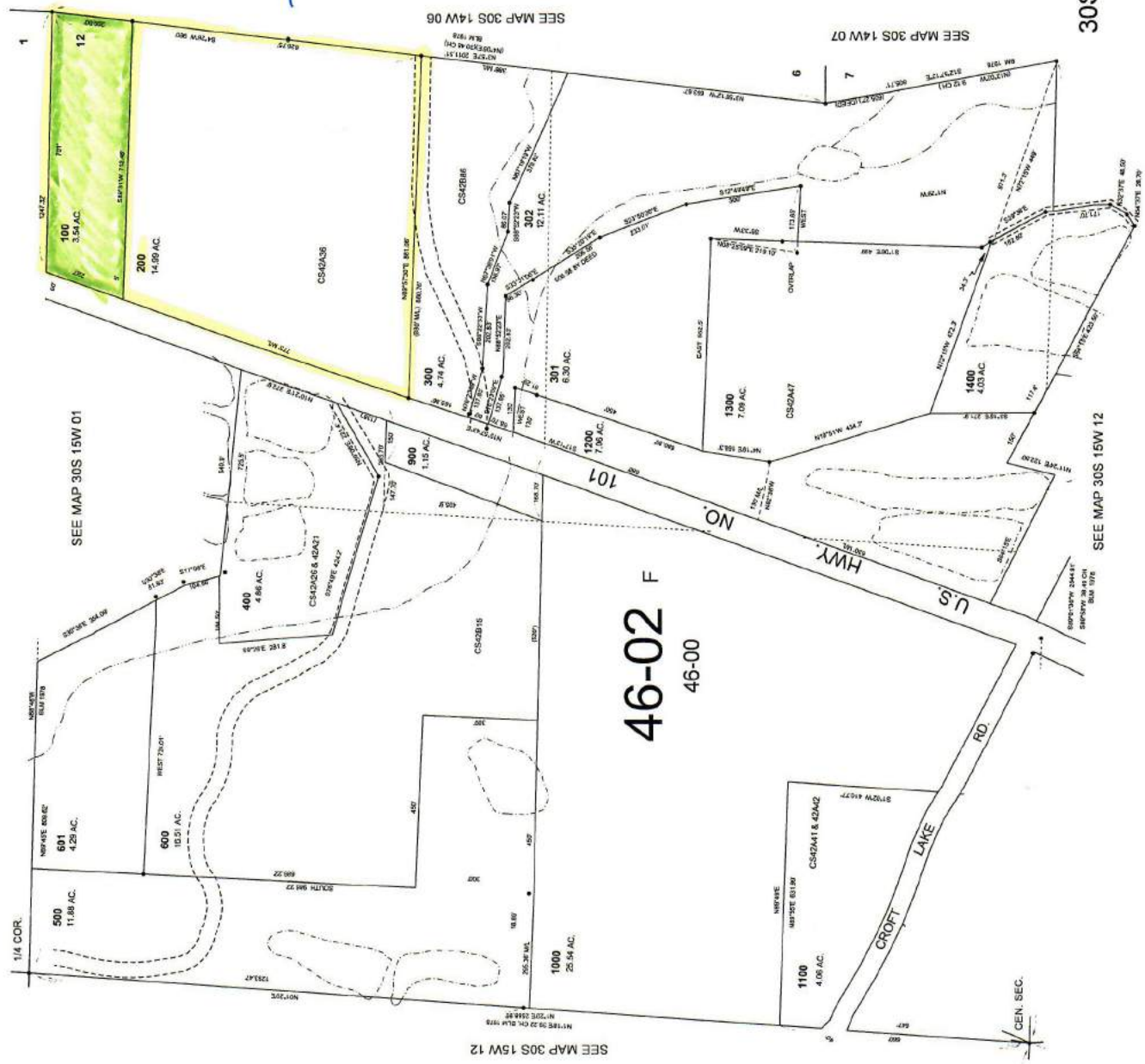


Exhibit "F"  
Application

2-9-2012

30S 15W 12A

Exhibit "F"  
Application

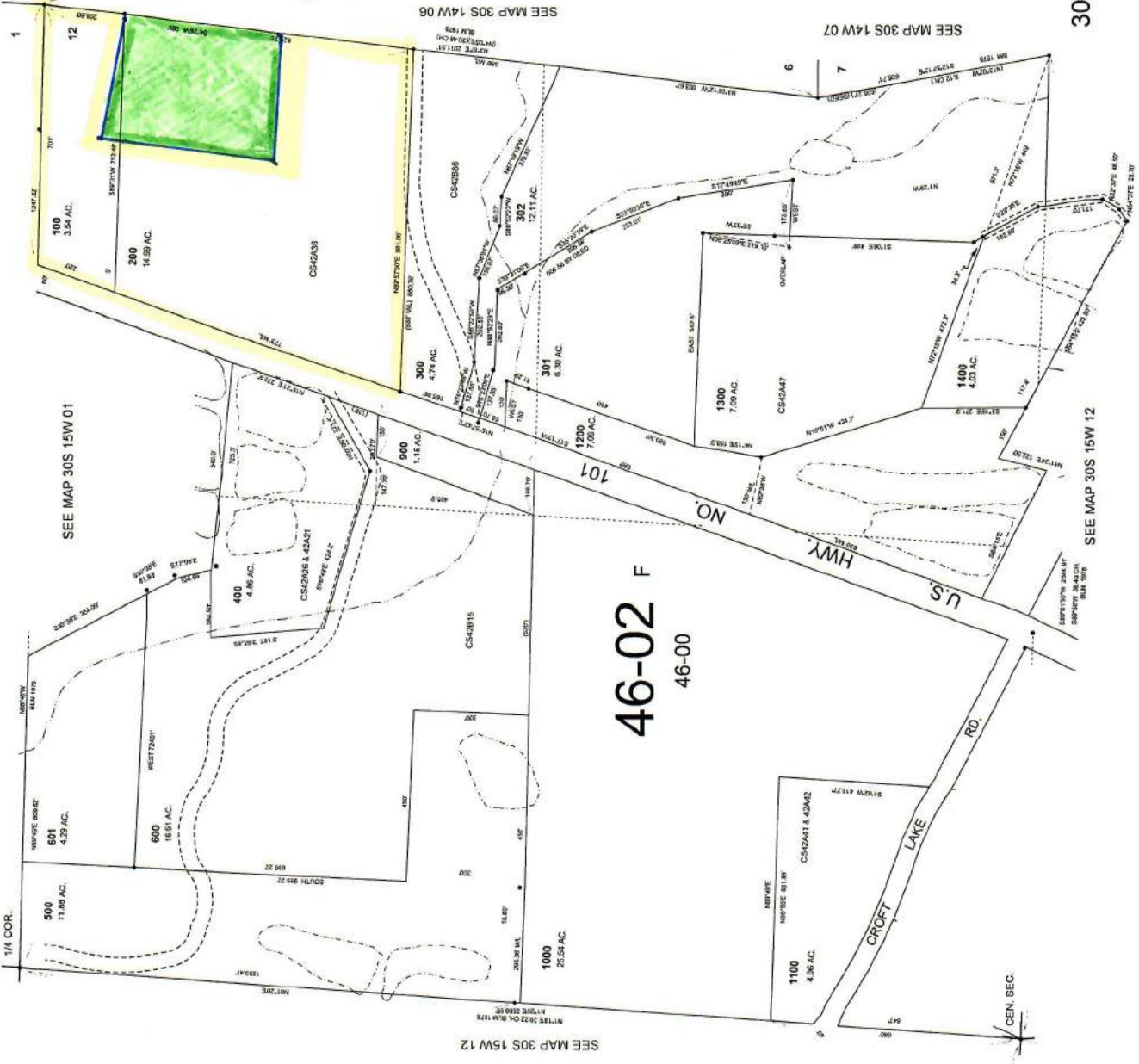
30S 15W 12A  
CANCELLED NO.

- 700
- 800
- 501
- 602

PANTER BOYS, INC.  
PROPERTY LINE  
ADJUSTMENT  
APPLICATION  
  
\* APPROXIMATE  
LINES, AFTER  
ADJUSTMENT

NE1/4 SEC.12 T30S R12W W.M.  
COOS COUNTY

1" = 200'



2-9-2012

30S 15W 12A

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY



300 W Anderson  
(541)269-5127

**OWNERSHIP AND ENCUMBRANCES REPORT WITH GENERAL INDEX LIENS**  
Informational Report of Ownership and Monetary and Non-Monetary Encumbrances

**To ("Customer"):** Robert S. Miller III, Attorney at Law  
1010 First Street, SE, Ste 210  
Bandon, OR 97411

**Customer Ref.:** \_\_\_\_\_  
**Order No.:** 360620029864  
**Effective Date:** January 22, 2020 at 08:00 AM  
**Charge:** \$300.00

The information contained in this report is furnished by Ticor Title Company of Oregon (the "Company") as a real property information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE OR A PRELIMINARY TITLE REPORT FOR, OR COMMITMENT FOR, TITLE INSURANCE. No examination has been made of the title to the herein described property, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the charge or the actual loss, and the Company will have no greater liability by reason of this report. THIS REPORT IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT.

**THIS REPORT INCLUDES MONETARY AND NON-MONETARY ENCUMBRANCES.**

**Part One - Ownership and Property Description**

**Owner.** The apparent vested owner of property ("the Property") as of the Effective Date is:

Panter Bogs, Inc.

**Premises.** The Property is:

**(a) Street Address:**

46409 Hwy 101, Bandon, OR 97411

**(b) Legal Description:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Exhibit "F"  
Application

Ticor Title Company of Oregon  
Order No. 360620029864

**Part Two - Encumbrances**

**Encumbrances.** As of the Effective Date, the Property appears subject to the following monetary and non-monetary encumbrances of record, not necessarily listed in order of priority, including liens specific to the subject property and general index liens (liens that are not property specific but affect any real property of the named person in the same county):

**EXCEPTIONS**

1. Unpaid Property Taxes are as follows:

Fiscal Year: 2019-2020  
Amount: \$155.57, plus interest, if any  
Levy Code: 4600  
Account No.: 1364721  
Map No.: 30-15-12A TL100

2. Unpaid Property Taxes are as follows:

Fiscal Year: 2019-2020  
Amount: \$559.02, plus interest, if any  
Levy Code: 4602  
Account No.: 1364700  
Map No.: 30-15-12A TL200

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

4. The Land has been classified as Farm/Forest, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

5. An estate for the life of Charles W. Panter and Idell L. Panter, as created by Warranty Deed - Statutory Form, recorded January 12, 1994 at 94-01-0442.

6. Manufactured homes are personal property unless exempted from title and registration requirements pursuant to ORS 446.561 to 446.646 and the related regulations. The manufactured home located on the herein described property is not so exempted. Accordingly, no manufactured housing endorsement (OTIRO 207-06, 207.1-06 or 207.2-06) may be issued.

7. An application for de-titling the manufactured home from personal property to real property has been approved, as disclosed by application:

Recording Date: April 30, 1998  
Recording No: 98-04-1556

8. An application for de-titling the manufactured home from personal property to real property has been approved, as disclosed by application:

Recording Date: May 17, 1999  
Recording No: 1999-5907

9. A mortgage to secure an indebtedness as shown below

Amount: \$151,990.05 and \$57,155.40 of notes dated July 15, 1999, \$78,800 and \$35,000.00 of notes dated July 30, 1999  
Dated: July 15, 1999

Exhibit "F"  
Application

Ticor Title Company of Oregon  
Order No. 360620029864

Mortgagor: Panter Bogs, Inc.  
Mortgagee: United States of America, acting through the Farm Service Agency, United States  
Department of Agriculture  
Recording Date: August 2, 1999  
Recording No: 1999-9788

10. A financing statement as follows:

Debtor: Panter Bogs, Inc.  
Secured Party: USA, acting through the Farm Service Agency (formerly Farmers Home Admin.)  
Recording Date: August 02, 1999  
Recording No: 1999-9789

11. Landlord's Consent, including the terms and provisions thereof:

Between: Christopher lee Panter, Washington Mutual dba Western Bank and Panter Bogs,  
Inc.  
Recording Date: November 5, 1999  
Recording No.: 1999-14109

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

Amount: \$220,000.00  
Dated: November 23, 1999  
Trustor/Grantor: Panter Bogs, Inc.  
Trustee: Key Title Company  
Beneficiary: Washington Mutual Bank doing business as Western Bank  
Recording Date: November 24, 1999  
Recording No.: 1999-14821

13. Assignment of Rents

Assigned to: Washington Mutual Bank doing business as Western Bank  
Assigned by: Panter Bogs, Inc.  
Recording Date: November 30, 1999  
Recording No: 1999-14915

14. A mortgage to secure an indebtedness as shown below

Amount: \$151,990.05 and \$57,155.40 of notes dated July 15, 1999, \$81,768.50 and  
\$33,356.40 and \$61,500.00 in notes dated April 6, 2000  
Dated: July 15, 1999  
Mortgagor: Panter Bogs, Inc.  
Mortgagee: the United States of America, acting through the Farm Service Agency, United States  
Department of Agriculture  
Recording Date: April 26, 2000  
Recording No: 2000-4107

15. A financing statement as follows:

Debtor: Panter Bogs, Inc. Terry L. Panter, Sara Panter and Chris Panter  
Secured Party: United States of America, Acting through the Farm Service Agency  
Recording Date: July 31, 2012  
Recording No: 2012-6183

Exhibit "F"  
Application

Ticor Title Company of Oregon  
Order No. 360620029864

Notice of Continuation of said Financing Statement

Recording Date: April 26, 2017  
Recording No.: 2017-03710

16. The Oregon Corporation Commission records show that as of January 22, 2020, Panter Bogs, inc. is an active Oregon Corporation and is currently in good standing.

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2019-2020  
Amount: \$261.74  
Levy Code: 4602  
Account No.: 102587  
Map No.: 30-15-12A TL200  
Assessed to: Christopher L. Panter

**End of Reported Information**

There will be additional charges for additional information or copies. For questions or additional requests, contact:

John Beaver  
541-269-5127  
john.beaver@ticortitle.com

Ticor Title Company of Oregon  
300 W Anderson  
Coos Bay, OR 97420

Exhibit "F"  
Application  
**EXHIBIT "A"**  
Legal Description

PARCEL 1:

Beginning at the Northeast corner of Section 12, Township 30, Range 15, West of the Willamette Meridian, Coos County, Oregon; thence South along the Section line 209 feet; thence West 775 feet, more or less, to the Easterly boundary of U.S. Highway 101 traveling through said Section 12; thence North  $17^{\circ} 30'$  East along the Easterly boundary of U.S. Highway 101 a distance of 220 feet to the North line of said Section 12; thence East along the North line of said Section 12, 701 feet to the point of beginning.

PARCEL 2:

Beginning at a point on the Section line 209 feet South of the Northeast corner of Section 12, Township 30 South, Range 15 West of the Willamette Meridian, Coos County, Oregon; thence South along said section line 750.50 feet to an iron rod post at the Northeast corner of the Jim Hanna property; thence West along the North line of the Jim Hanna property 881 feet more or less to the Easterly right-of-way line of U.S. Highway 101; thence Northeasterly along said Easterly right-of-way line to a point which is South  $89^{\circ} 31'$  West of the point of beginning; thence North  $89^{\circ} 31'$  East 712.46 feet more or less to the point of beginning.



**LIMITATIONS OF LIABILITY**

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

Exhibit "F"  
Application

Ticor Title Company of Oregon  
Order No. 360620029864

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY