



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 PHONE: 541-396-7770

FILE NUMBER: PLA-20-017

Date Received: 7/6/20 Receipt #: 219311 Received by: L.O.M. 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) Rex & Devera Miller

Mailing address: 63109 W. Catching Rd., Coos Bay, OR 97420

Phone: 541-404-6503 Email: amiller@stuntzner.com

Township: 26S Range: 12W Section: 6 1/4 Section: A 1/16 Section: Select Tax lot: 301

Tax Account Number(s): 466203 Zone: Select Zone Exclusive Farm Use (EFU)

Acreage Prior to Adjustment: 4.16 Acreage After the Adjustment 5.06

B. Land Owner(s) Bruce & Marsha Jackson

Mailing address: 62899 W. Catching Rd., Coos Bay, OR 97420

Phone: 541-266-8505 Email: W6RAT32@GMAIL.COM

Township: 26S Range: 12W Section: 6 1/4 Section: D 1/16 Section: Select Tax lot: 100

Tax Account Number(s) 466302 Zone Exclusive Farm Use (EFU)

Acreage Prior to Adjustment: 28.66 Acreage After the Adjustment 27.76

C. Surveyor Doug C. McMahan - Stuntzner Eng. & Forestry LLC

Mailing Address 705 South 4th St., P.O. Box 118, Coos Bay, OR 97420

Phone #: 541-267-2872 Email: dcmcmahan@stuntzner.com

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:

To adjust the boundary of tax lot 301 to add additional grazing land and expanded the existing apple orchard.

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: _____

Property 2: _____

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 minimum parcel/lot size? Yes No

Was property one created through a land division? Yes No
TL# 301 was not created by partition, P.O.D, or
 Was property two created through a land division? Yes No
Subdivision
TL# 100 was not created by a partition, P.O.D, or
 Are there structures on the property? Yes No
Subdivision

If there are structures please provide how far they are in feet from the adjusted boundary line:
 200 +/- feet

Is there a sanitation system on the one or both properties, if so, please indicate the type of system
 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

TL# 301 Lou E Miller *Jenna J Miller*

TL# 100 Bruce Jackson *Bruce Jackson*
Alusha Jackson

Section 5.0.150 Application Requirements:

Applications for development (includes land divisions and relocation of property boundary) or land use actions shall be filled on forms prescribed by the County and shall include sufficient information and evidence necessary to demonstrate compliance with the applicable criteria and standards of this ordinance and be accompanied by the appropriate fee.



Coos County Planning Department
Coos County Courthouse Annex, Coquille, Oregon 97423
Mailing Address: Planning Department, Coos County Courthouse, Coquille, Oregon 97423

(541) 396-7770
FAX (541) 396-1022 / TDD (800) 735-2900

Jill Rolfe Planning Director

CONSENT

On this 16th day of June, 2020,

I, Rex E. Miller & Devera S. Miller
(Print Owners Name as on Deed)

as owner/owners of the property described as Township 26, Range 12,

Section 6A, Tax Lot 301, Deed Reference _____

hereby grant permission to Doug C. McMahan
Stuntzner Eng. & Forestry LLC so that a(n)
(Print Name)

Property Line Adjustment application can be submitted to the Coos
(Print Application Type)

County Planning Department.

Owners Signature/s Rex E. Miller

Devera S. Miller



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"): Stuntzner Engineering and Forestry, LLC
PO Box 118
Coos Bay, OR 97420

Customer Ref.: _____
Order No.: 360620031575
Effective Date: June 26, 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:

Rex E. Miller and Devera J. Miller, as tenants by the entirety

Premises. The Property is:

(a) **Street Address:**

63109 W. Catching Rd, Coos Bay, OR 97420

(b) **Legal Description:**

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

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. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2020-2021.
2. The Land has been classified as Forest Land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
3. The Land has been classified as Farm Land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
4. Rights of the public and governmental agencies in and to any portion of said land lying within the boundaries of streets, roads, and highways.
5. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Chris and Mary Lund, husband and wife
Recording Date: January 11, 1930
Recording No: Book 110, Page 71

6. An Easement created by instrument, including the terms and provisions thereof,
In favor of: United States of America
For: Power line
Dated: March 14, 1950
Recorded: March 29, 1950
Book: 197 Page: 679

Amendment(s)/Modification(s) of said easement by Notice of Limited Consent
Recording Date: January 24, 2017
Recording No: 2017-000683

7. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Catching Inlet Drainage District
Recording Date: June 1, 1956
Recording No: Book 250, Page 640

8. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Catching Inlet Drainage District
Recording Date: June 1, 1956
Recording No: Book 250, Page 651

9. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Catching Inlet Drainage District
Recording Date: June 19, 1956
Recording No: Book 251, Page 202

Ticor Title Company of Oregon
Order No. 360620031575

10. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Pacific Power & Light Company
Recording Date: August 27, 1980
Recording No: 80-3-3838

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Modification to Transmission Line Easement
In favor of: U. S. Department of Energy-Bonneville Power Administration
Recording Date: June 28, 2012
Recording No: 2012-5257

12. Please be advised that our search did not disclose any open Deeds of Trust of record.

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 "A"
Legal Description

A parcel of land in the Southeast quarter of Section 6, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Block 1, Doane's Plat of Fruitland; thence North 87° 16' West along the North line of said Lot 1 to a point being the center of that certain vacated street lying between Blocks 1 and 2, Doane's Plat of Fruitland; thence South 0° 48' West along the center of said vacated street a distance of 324.50 feet more or less to a point being the Northeast corner of that parcel conveyed to Mamie L. Miller by deed recorded July 27, 1978 as microfilm no. 78-5-2081, Records of Coos County, Oregon; being referred to herein as Point "A"; thence South 82° 48' West a distance of 308.12 feet to an iron pipe on the East boundary of the County road said point being referred to herein as Point "B"; thence Southerly along said road boundary to the intersection with a line parallel to and 78 feet Southerly of the line between points "A" and "B"; thence North 82° 48' East 894.10 feet more or less to the East line of said Block 1, Doane's Plat of Fruitland; thence North along said East line a distance of 290.22 feet to the point of beginning.

TOGETHER WITH that property conveyed by Property Line Adjustment Deed recorded December 15, 2006 as microfilm no. 2006-16880, Records of Coos County, Oregon.

TOGETHER WITH that property conveyed by Property Line Adjustment Deed recorded December 4, 2009 as microfilm no. 2009-11964, Records of Coos County, Oregon.

TOGETHER WITH that property conveyed by Property Line Adjustment Deed recorded April 6, 2015 as microfilm no. 2015-02622, Records of Coos County, Oregon and re-recorded on May 7, 2015 as microfilm no. 2015-003747, Records of Coos County, Oregon.



Coos County Planning Department
 Coos County Courthouse Annex, Coquille, Oregon 97423
 Mailing Address: Planning Department, Coos County Courthouse, Coquille, Oregon 97423

(541) 396-7770
 FAX (541) 396-1022 / TDD (800) 735-2900

Jill Rolfe Planning Director

CONSENT

On this 16th day of June, 2020,

I, Bruce & Marsha Jackson
 (Print Owners Name as on Deed)

as owner/owners of the property described as Township 26, Range 12,

Section 6D, Tax Lot 100, Deed Reference _____

hereby grant permission to Day C. McMahan
Stuntzner Eng. & Forestry LLC so that a(n)
 (Print Name)

Property Line Adjustment application can be submitted to the Coos
 (Print Application Type)

County Planning Department.

Owners Signature/s BRUCE JACKSON

[Handwritten Signature]

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.

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.

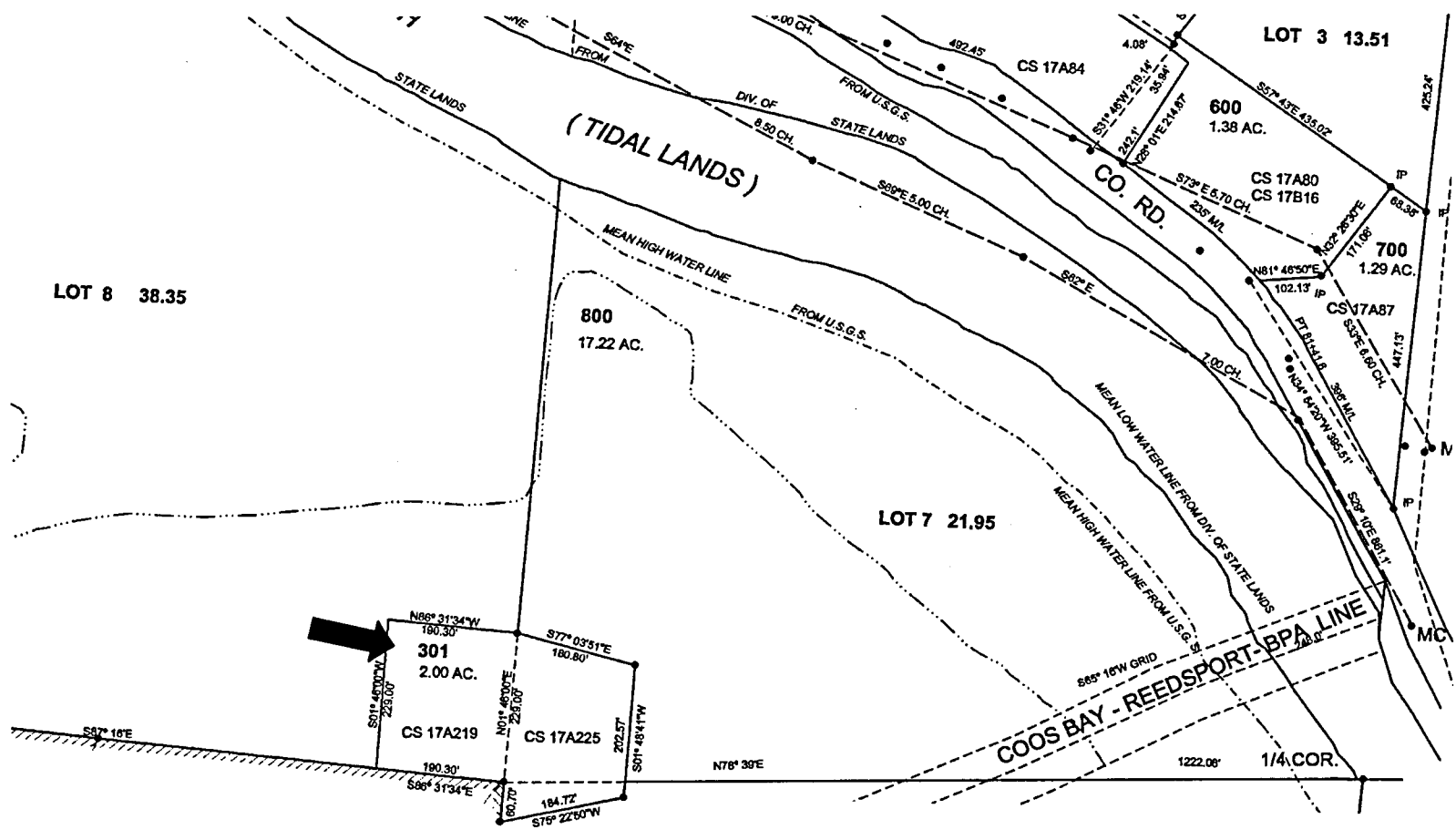
END OF THE LIMITATIONS OF LIABILITY



TICOR TITLE™



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, locations of easements, acreage or other matters shown thereon.



SEE MAP 26S 12W 06D

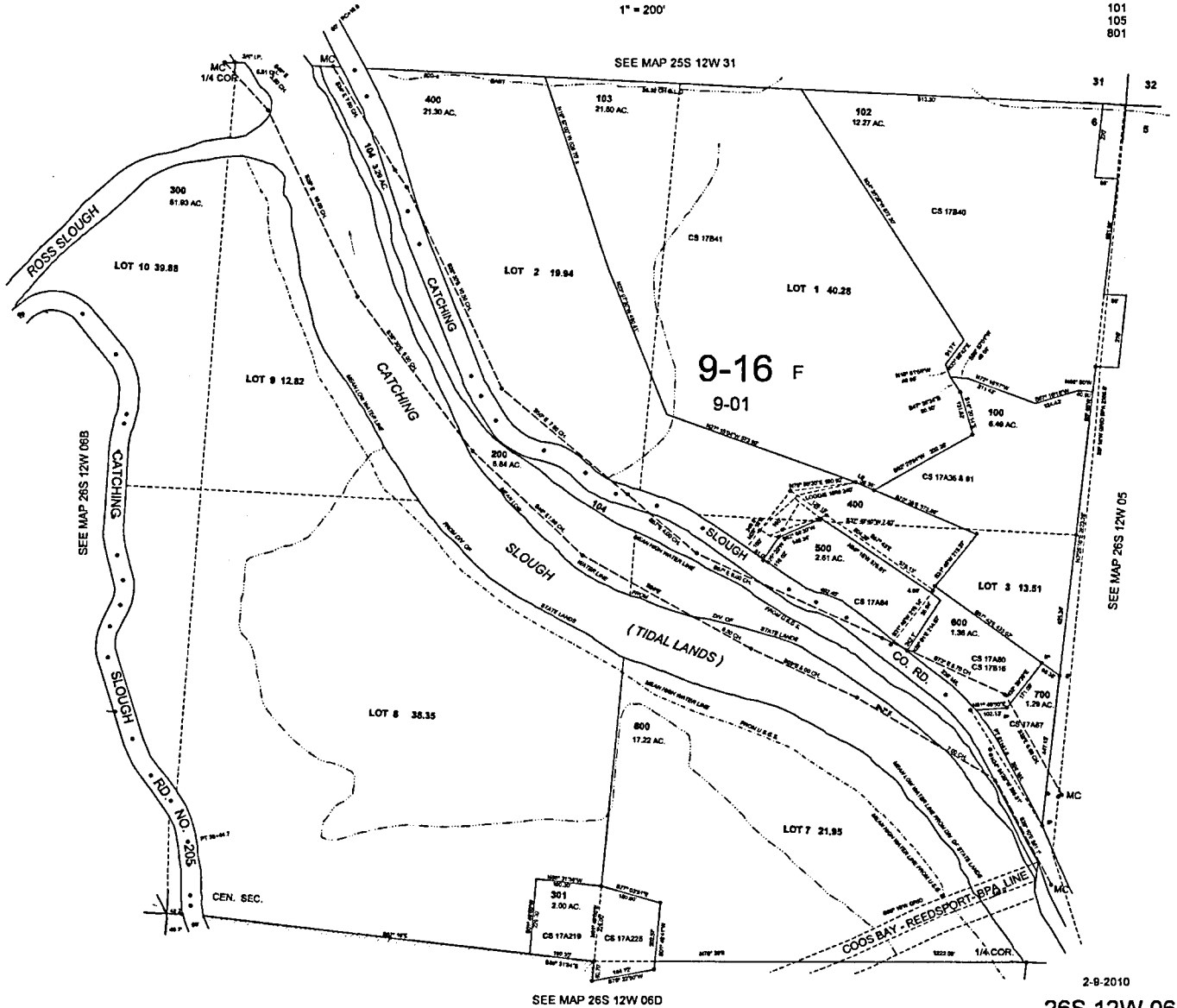
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

NE1/4 SEC. 6 T26S R12W W.M.
COOS COUNTY

26S 12W 06A

1" = 200'

CANCELLED NO.
101
105
801



2-9-2010

26S 12W 06A

KNOW ALL MEN BY THESE PRESENTS, That
WENDELL W. MILLER AND MARIE S. MILLER

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
REX E. MILLER AND DEVERA J. MILLER, HUSBAND AND WIFE

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of COOS, State of Oregon, described as follows, to-wit:

SEE EXHIBIT A

This instrument is to terminate life estate created by instrument recorded September 4, 1990, as Microfilm NO. 90-09-0017. Parcel # 48724.03

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ To terminate life estate. However, the actual consideration consists of or includes other property or value given or promised which is (the whole/part of the) consideration (indicate which). (The sentence between the symbols @, if not applicable should be deleted. See ORS 93.030.)

In construing 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 to individuals. July

In Witness Whereof, the grantor has executed this instrument this 24th day of 19 92; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Wendell W. Miller

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.

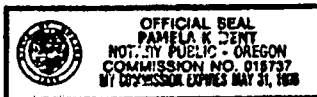
Marie S. Miller

STATE OF OREGON } ss.
County of COOS

BE IT REMEMBERED, That on this 24th day of July, 19 92, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named WENDELL W. MILLER AND DEVERA J. MILLER

known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that THEY HE executed the same freely and voluntarily.

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



Pamela K. Bent
Notary Public for Oregon.
My Commission expires ~~September~~ May 31, 1996

Grantor's Name and Address
REX E. MILLER
Grantee's Name and Address

WILLAMETTE VALLEY TITLE
454 Commercial 154944 ta
Coos Bay, Oregon 97420-2293
Until a change is requested all tax statements shall be sent to the following address.
REX E. MILLER
700 West Catching Slough Rd.
Coos Bay, OR 97420
Name, Address, Zip

RECORDING # 92071231

I, Mary Ann Wilson,
Coos County Clerk, certify
the within instrument
was filed for record at



3:14 ON 07/31/1992
By H. BRIGHT Deputy

pages 2 Fee \$ 38.00

2415

92 07 1231

FORM NO. 22 - ACKNOWLEDGMENT
STEVENS-DESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Coos

BE IT REMEMBERED, That on this 24th day of July, 1992, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named MARIE S. MILLER

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

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



Teresa K. Adkinson
Notary Public for Oregon
My Commission expires 7-8-95

EXHIBIT "A"

A parcel of land in the Southeast quarter of Section 6, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Block 1, in Doane's Plat of Fruitland; thence North 87° 16' West along the Northline of said Lot 1 to a point being the center of that certain vacated street lying between Blocks 1 and 2, Doane's Plat of Fruitland; thence South 0° 48' West along the center of said vacated street a distance of 324.50 feet more or less to a point being the Northeast corner of that parcel conveyed to Mamie L. Miller by deed recorded July 27, 1978 as no. 78-5-2081, records of Coos County, Oregon; being referred to herein as Point "A"; thence South 82° 48' West a distance of 308.12 feet to an iron pipe on the East boundary of the County road said point being referred to herein as Point "B"; thence Southerly along said road boundary to the intersection with a line parallel to and 78 feet Southerly of the line between points "A" and "B"; thence North 82° 48' East 894.10 feet more or less to the East line of said Block 1, Doane's Plat of Fruitland; thence North along said East line a distance of 290.22 feet to the point of beginning.

Account No. 48724.03

2416

seals this 10th day of January, 1930.

Executed in the presence of
John G. Mullen, C. E. Maybee

Freeman Otterstrom)seal(
Agnes Otterstrom)seal(

State of Oregon
County of Coos :ss BE IT REMEMBERED That on this 10th day of January A. D. 1930 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Freeman Otterstrom and Agnes Otterstrom, husband and wife, who are known to me to be the identical individuals described in 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.

Recorded Jan. 11, 1930, 10:30 A.M.
Robt. R. Watson, County Clerk

John G. Mullen
Notary Public for Oregon
My commission expires 11/26/1932
(Notarial seal)

40948- THIS INDENTURE WITNESSETH, That I, W. P. Grandy, a widower, the grantor, in consideration of ten dollars and other valuable considerations to me paid do grant, bargain sell and convey unto James L. Mattei, the grantee, the following described real property to-wit:

Lots one and eight of block twenty-three of Brown's Addition to town now city of Myrtle Point, in Coos County, State of Oregon, as per plat of said addition on file in the office of the County Clerk of said County.

TO HAVE AND TO HOLD said premises with its tenements, hereditaments and appurtenances unto said grantee, his heirs and assigns forever. The grantor covenants with said grantee, his heirs and assigns, that he is the owner in fee simple of said premises, and that the same are free from all incumbrance and that he will warrant and defend the said premises from any and all lawful claims and demands whatsoever.

Scaled and dated the 22nd day of November, 1929.

Witnesses
Bennett Swanton, Esther Mineau

W. P. Grandy (seal)

State of Oregon
County of Coos :ss I certify that on November 22, 1929, personally appeared before me, in my official capacity as Notary Public for said State, above named grantor W. P. Grandy personally who is known to me to be the identical individuals described in and who executed the foregoing instrument and acknowledged to me that he executed the same freely.

Recorded Jan. 11, 1930, 10:40 A.M.
Robt. R. Watson, County Clerk

Bennett Swanton
As Notary Public aforesaid
My commission expires Febr. 8, 1933
(Notarial seal)

40949- We, Rhoda E. Ross, George Ross and Lucy Ross, his wife, the first parties, in consideration of One Dollar to them paid, do give to Chris and Mary Lund, husband and wife and Herman and Laura Smithgall, husband and wife, the second parties, the right to maintain and use a right of way of about ten feet in width over and across our farm on Ross Inlet, in Section 6, Township 26 South of Range 12 West of Willamette Meridian, in Coos County, Oregon, so as to connect their right of way from the northerly line of Fruitland, in West half of Southeast quarter of said Section 6, and crossing Lot 8 and the South half of Northwest quarter in a northwesterly direction to Ross Slough bridge, maintained by the farmers; and thence across said slough where said bridge is maintained to the Ross Slough market or county road, in said lot ten of said Section 6; and to be substantially as heretofore used by the settlers or farmers in said district, and particularly those occupying said Fruitland tract.

D-110

We reserve the right to the use of said right of way and to grant other rights of way thereon, so long as we do not unnecessarily or unreasonably interfere with the use thereof, substantially as heretofore.

TO HAVE AND TO HOLD the use of said right of way unto said second parties, their heirs and assigns forever.

Witness our hands and seals this ___ day of December, 1918.

Witnesses
H. S. Bonebrake, Mary Lund.

Rhoda E. Ross
Geo. Ross
Lucy A. Ross

State of Oregon
County of Coos :ss On December 19, 1929, personally appeared before me, a Notary Public for State of Oregon, H. S. Bonebrake with whom I am well and personally acquainted and who is personally known to me to be the identical individual who signed the within instrument as one of the witnesses to the signature of the within described individuals Rhoda E. Ross, George Ross and Lucy A. Ross, his wife, the grantors and he being first duly sworn, on oath did say that his residence is Portland, Oregon, that he is well and personally acquainted with and knows said grantors within named; that on December 9, 1929, in said Coos County said individuals grantors in his presence did sign, seal and deliver said instrument and did acknowledge that they executed the same freely; that the genuine signature of said grantors respectively is subscribed to said instrument.

Recorded Jan. 11, 1930, 1:35 P.M.
Robt. R. Watson, County Clerk

Bennett Swanton
Notary Public for Oregon
My commission expires Febr. 8, 1933
(Notarial seal)

40950- KNOW ALL MEN BY THESE PRESENTS, That we, V. N. Barker and Mildred Barker, husband and wife, of Coos County, State of Oregon, in consideration of Ten and no/100 Dollars to us paid by J. L. Knight of Coos County, State of Oregon have bargained and sold and by these presents do grant, bargain, sell and convey unto said J. L. Knight, his heirs and assigns, all the following bounded and described real property, situated in the County of Coos and State of Oregon:

The E $\frac{1}{2}$ of the SW $\frac{1}{4}$; the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$; the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$; the W $\frac{1}{2}$ of the NE $\frac{1}{4}$, and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, all in Section 23, Township 29 South of Range 13 West of the Willamette Meridian, and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ in Section 26, Township 29 South of Range 13 West of the Willamette Meridian, in Coos County, Oregon; together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and also all our estate, right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD the above described and granted premises unto the said J. L. Knight, his heirs and assigns forever. And V. N. Barker and Mildred Barker, grantors above named do covenant to and with J. L. Knight, the above named grantee, his heirs and assigns that we are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances excepting a mortgage in favor of the World War Veterans State Aid Commission, which the grantee hereby assumes and agrees to pay and that we will and our heirs, executors and administrators shall warrant and forever defend the above granted premises and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever excepting as above stated;

IN WITNESS WHEREOF, the grantors above named have hereunto set our hands and seals this 18th day of November, 1929.

Executed in the presence of
Saima Lindros, J. Arthur Berg

V. N. Barker
Mildred Barker

(seal)
(seal)

31544

Tract No. R-CR-101

TRANSMISSION LINE EASEMENT

The GRANTOR, herein so styled whether one or more, LAURAYNE V. KERSHAW and
H. W. ROBERTS, wife and husband,

For and in consideration of the sum of - - - - - TWO HUNDRED FIFTY - - - - -
- - - - - Dollars (\$ 250.00)

in hand paid by the UNITED STATES OF AMERICA, receipt of which is hereby acknowledged,
hereby grants, bargains, sells, and conveys to the UNITED STATES OF AMERICA and its
assigns, a perpetual easement and right to enter and erect, operate, maintain, repair,
rebuild, and patrol one or more electric power transmission lines and appurtenant signal
lines, poles, towers, wires, cables, and appliances necessary in connection therewith,
in, upon, over, under, and across the following-described parcel of land in the County
of Coos , in the State of Oregon , to wit:

That portion of Lot 2 of Block 1 and Lot 2 of Block 2 in Doane's
Plat of Fruitland, according to the duly recorded plat thereof, in
Section 6, Township 26 South, Range 12 West of the Willamette Meridian,
Coos County, Oregon, which lies within a strip of land 100 feet in
width, the boundaries of said strip lying 50 feet distant from, on each
side of, and parallel to the survey line of the Reedport-Coos Bay trans-
mission line, as now located and staked on the ground over, across, upon,
and/or adjacent to the above-described property, said survey line being
particularly described as follows:

Beginning at survey station 1537 + 53.4 a point on the east line
of Section 6, Township 26 South, Range 12 West, Willamette Meridian,
said point being S. 5° 16' W. a distance of 2355.8 feet from the north-
east corner of said Section 6; thence S. 65° 16' W. a distance of
1453.1 feet to survey station 1552 + 46.5; thence S. 86° 16' W. a
distance of 3866.4 feet to survey station 1591 + 12.9 a point on the
west line of said Section 6, said point being S. 2° 36' W. a distance
of 873.3 feet from the quarter section corner on the west line of said
Section 6.



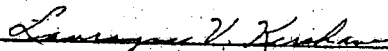
together with the right to clear said parcel of land and keep the same clear of all brush, timber, structures, and fire hazards, provided however, the words "fire hazards" shall not be interpreted to include growing crops; and also the present and future right to top, limb, fell, and remove all growing trees, dead trees or snags (collectively called "danger trees") located on Grantor's land adjacent to said parcel of land, which could fall upon or against said transmission and signal line facilities.

TO HAVE AND TO HOLD said easement and rights unto the UNITED STATES OF AMERICA and its assigns, forever.

The Grantor covenants to and with the UNITED STATES OF AMERICA and its assigns that the title to all brush and timber cut and removed from said parcel of land and also all growing trees, dead trees or snags (collectively called "danger trees") cut and removed from Grantor's land adjacent to said parcel of land, is and shall be vested in the UNITED STATES OF AMERICA and its assigns and that the consideration paid for conveying said easement and rights herein described is accepted as full compensation for all damages incidental to the exercise of any of said rights.

The Grantor also covenants to and with the UNITED STATES OF AMERICA that Grantor is lawfully seized and possessed of the lands aforesaid; has a good and lawful right and power to sell and convey same; that same are free and clear of encumbrances, except as above indicated; and that Grantor will forever warrant and defend the title to said easement and the quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Dated this 14 day of March, 1950.


Laurayne V. Kershaw


Jack J. Kershaw

(Standard form of acknowledgment approved for use with all conveyances in Washington and Oregon)

STATE OF Oregon)
) ss:
COUNTY OF Coast)

On the 14 day of March, 1950, personally came before me, a notary public in and for said County and State, the within-named Laurayne V. Kershaw and Jack J. Kershaw, to me personally known to be the identical persons described in and who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

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

(SEAL)

Quayden E. Holt
Notary Public in and for the
State of Oregon
Residing at Portland

My commission expires: 12-7-53

STATE OF Oregon)
) ss:
COUNTY OF Clatsop)

I CERTIFY that the within instrument was received for the record on the 14 day of March, 1950, at 9:45 a.m., and recorded in book 197 on page 679, records of Clatsop of said County.

Witness my hand and seal of County affixed.

L. W. ODDY

By L. W. Oddy
Deputy.

Upon recordation, please return to:

TITLE UNIT, LAND SECTION
BONNEVILLE POWER ADMINISTRATION
P.O. BOX No. 3537
PORTLAND 8, OREGON

After Recording Return to
First American Title
2892 Crescent Ave.
Eugene, Oregon 97408

7199-2795877-C

**AFTER RECORDING, RETURN TO
Bonneville Power Administration
TERR-3
P.O. BOX 3621
PORTLAND, OR 97208-3621**

COOS COUNTY, OREGON **2017-000683**
\$66.00 01/24/2017 02:42:00 PM
Terri L.Turi, Coos County Clerk Pgs=5

Legal description: A portion of the NW1/4SE1/4
of Section 6, Township 26 South, Range 12
West, Willamette Meridian, Coos County,
Oregon, as shown on Exhibit B. (Affects Tax
Account No. 4872403 and 4872493.)

U.S. DEPARTMENT OF ENERGY-BONNEVILLE POWER ADMINISTRATION

NOTICE OF LIMITED CONSENT

Case No.: 20150436
Tract Nos.: R-CB-27-A-101 and R-CB-27-AB-101
Line Name: Reedsport-Coos Bay Line (Operated as Reedsport-Fairview No. 1)
ADNO: 7470
Structure No.: 27/4

THE UNITED STATES OF AMERICA, BONNEVILLE POWER ADMINISTRATION (BPA)
hereby grants LIMITED CONSENT to Rex E. and Devera J. Miller hereafter called Owners.

WITNESSETH:

THAT WHEREAS, the Owners or their Predecessors in Title did grant unto BPA or its predecessors, easements over the property of the Owners located in a portion of the NW1/4SE1/4 of Section 6, Township 26 South, Range 12 West, Willamette Meridian, Coos County, State of Oregon, and

WHEREAS, the aforesaid easements were recorded in the Coos County Clerk's Office on March 29, 1950 in book 197 page 679, and on June 28, 2012, under Auditor's File No. 20125257 of Deed Records of said county, and

WHEREAS, the Owners have a fence constructed with non-conductive material which BPA has determined encroaches upon and violates the terms of the aforesaid easements.

Recorded by First American Title as a
courtesy only. No liability accepted for
condition of title or validity, sufficiency,
or effect of document.

Case No. 20150436
Tract Nos.: R-CB-27-A-101 and R-CB-27-AB-101

HOWEVER, BPA will not seek the removal of said wood fence at this time for the following reasons:

The wood fence adjacent to the transmission structures does not meet the 50-foot vertical clearance requirement; however, the fence is not currently a hazard to, or an interference with, BPA's present use of these easements for electrical transmission purposes. In the event BPA determines that the fence adjacent to the transmission structures has become a hazard to, or an interference with, BPA's use of these easements, the Limited Consent will be revoked and the fence will be removed at no cost to BPA.

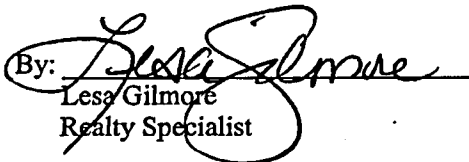
THEREFORE, this notice serves as limited consent for use of the easement areas by the Owners, subject to the attached list of conditions, entitled "Exhibit A", and as shown on the attached map entitled "Exhibit B".

AS an agency of the UNITED STATES OF AMERICA, BPA is not liable for damage to property, or injury to, or death of, persons (except as such liability is allowed by Federal statute). The Owners should take adequate precautions, by insurance or otherwise, for protection from loss, damage, injury, and liability to others therefore, which may result from use of the easement areas.

AS the provisions set forth in this notice are applicable to the current ownership of this property, they are transferable or assignable with written approval. The Owners shall make any future prospective buyer of this property aware of this notice and its provisions. BPA makes no warranty that it will give this limited consent to a new owner.

IN WITNESS WHEREOF, BPA has executed this instrument as of the date written below:

BONNEVILLE POWER ADMINISTRATION:

By: 
Lesa Gilmore
Realty Specialist

Date 10/6/16

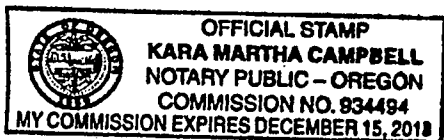
PERSONAL/FIDUCIARY ACKNOWLEDGMENT

Washington, Oregon, Idaho, Montana, and California

State of Oregon)
County of Multnomah) ss

On this 6th day of October, 2016, before me personally appeared Lesa Gilmore, known to me, or proved to me on the basis of satisfactory evidence, to be a Field Realty Specialist for the Bonneville Power Administration whose name is subscribed to the within instrument and who acknowledged to me that she executed the same as her voluntary act and was authorized to execute said instrument in such official or representative capacity.

Kara Martha Campbell
KARA MARTHA CAMPBELL



Printed Name

Notary Public in and for the State of Oregon

Residing in Multnomah County, OR

My commission expires December 15, 2018

EXHIBIT A

1. Maintain a minimum distance of at least 25 feet between your facilities and the transmission line conductors (wires).
2. Maintain a minimum distance of at least 50 feet between your facilities and the transmission line structures except, as agreed to as shown on BPA Exhibit B.
3. Equipment, machinery, and vehicles traveling on BPA's right-of-way shall come no closer than 25 feet to any BPA structure or guy anchor ground attachment point.
4. No storage of flammable materials or refueling of vehicles or equipment on the right-of-way.
5. No grade changes are allowed on the right-of-way without written approval.
6. Access to BPA transmission line system by BPA and/or its contractors shall not be obstructed at any time.
7. Maintain adequate gates in your fence of not less than 16 feet in width for the passage of BPA vehicles. Gates may be locked provided a BPA lock is also included in the locking mechanism.
8. Because smoke is a conductor, NO brush piles or burning on the right-of-way is allowed. Electricity traveling down the smoke could potentially cause a deadly situation for anyone standing on or near the point where the electricity contacts the ground.

Approximate Location
of Wood Fence

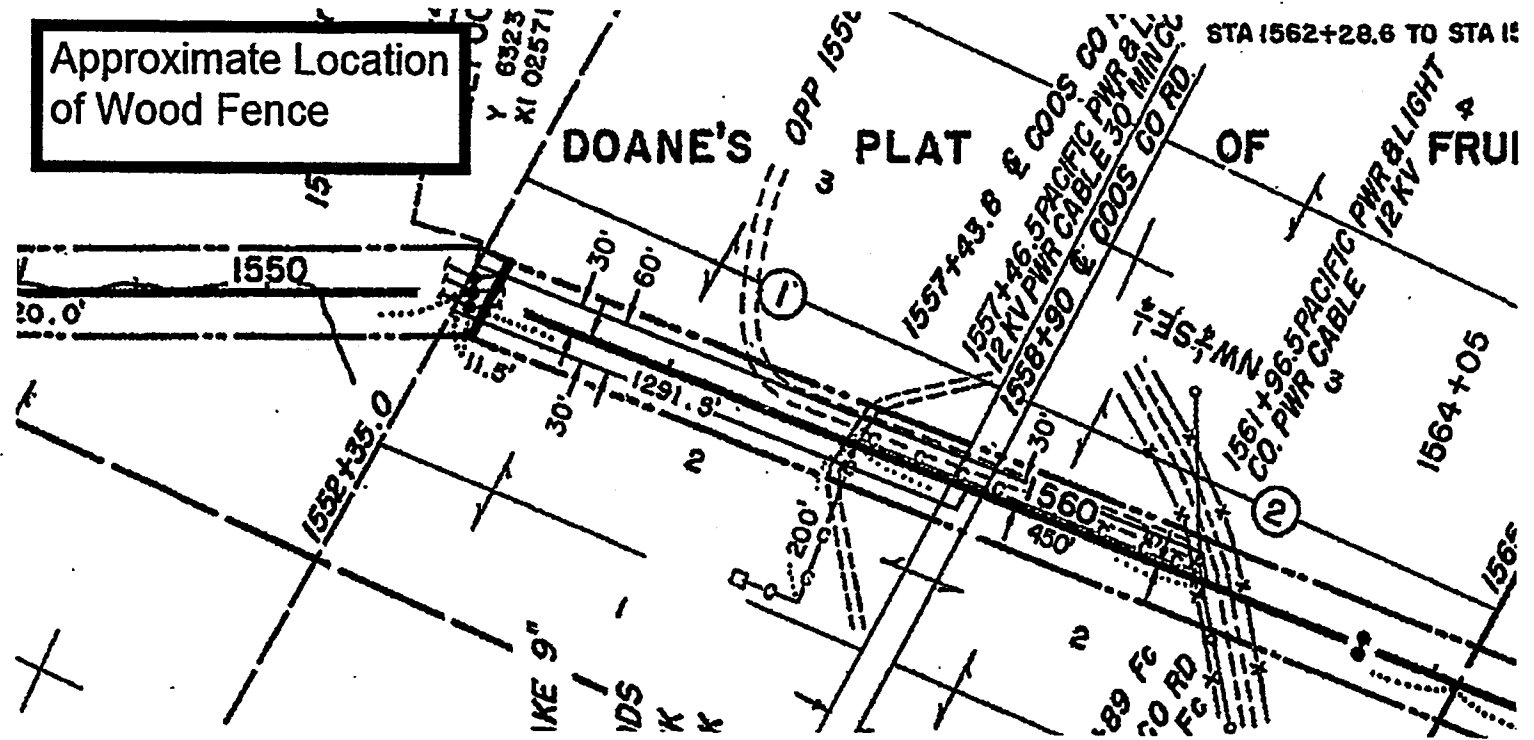


EXHIBIT B

Rex E. and Devera J. Miller
Case No. 20150436

Tract Nos. R-CB-27-A-101 and R-CB-27-AB-101

Portion of NW1/4SE1/4 of S. 6, T. 26S, R. 12W,
WM, Coos County, State of Oregon

UNITED STATES DEPARTMENT OF THE INTERIOR BONNEVILLE POWER ADMINISTRATION PAUL J. RAYER, ADMINISTRATOR			
REEDSPORT-COOS BAY LINE			
115 KV SINGLE CIRCUIT TRANSMISSION LINE MILE 27 FROM REEDSPORT			
Document: PWP	Approved: [Signature]	Date: 6-18-49	Order 27 of 38
Drawn: ELW	Checked: [Signature]	Scale: 1" = 100'	Sheet No. 250-01-340-D1
Design: VOL	Design No. 38327		
Project: M.S.			

99411

VOL 250 PAGE 640

CATCHING SLOUGH

Tract No. 2

EASEMENT DEED

FOR AND IN CONSIDERATION OF THE sum of TEN - - -DOLLARS (\$10.00) in hand paid, receipt of which is hereby acknowledged, and the benefits which will accrue to the land of the Grantors by the exercise of the rights herein granted, GEORGE F. ROSS, Jr., and JOYCE ROSS, his wife, do hereby grant, bargain, sell and convey unto the CATCHING INLET DRAINAGE DISTRICT, a duly incorporated drainage district within Coos County, Oregon, and its assigns, a perpetual easement and right-of-way, for the purposes hereinafter stated, over and through, under, along and across that certain parcel of land situate in the County of Coos, State of Oregon, described as follows, to-wit:

Beginning at an iron pipe at the center of Section 6, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence North 29° 30' West 757.3 feet to an iron pipe; thence North 1° 35' West 1226 feet to an iron pipe; thence North 58° 43' West across Ross Slough to the left bank of Ross Slough; thence downstream along the left bank of Ross Slough to the left bank of Catching Slough; thence upstream along the left bank of Catching Slough to its intersection with the East boundary of Lot 8 in Section 6; thence South along the East boundary of said Lot 8 to the Southeast corner thereof; thence West along the South boundary of said Lot 8 to the Southwest corner thereof to the place of beginning. Except right of way for County Road. Also, except: Beginning at an iron pipe on the Westerly boundary of the right of way of the County Road through the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 6, from which point the iron pipe marking the center of said Section 6 bears South 16° 14' East a distance of 697.65 feet; and running thence North 87° 00' West for a distance of 189.83 feet to an iron pipe at a fence corner at the angle point in the Westerly boundary of the George Ross ranch; thence North 1° 35' West along the West boundary of the said Ross ranch for a distance of 1226 feet to an iron pipe marking the angle point in the said Westerly boundary; thence North 58° 43' West along the said Westerly boundary of the Ross ranch for a distance of 108 feet, more or less, to a point on the said Westerly boundary of the County Road right of way; thence Southeasterly along the said right of way boundary for a distance of 1495 feet, more or less, to the point of beginning, being a portion of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and of Lot 10 of Section 6, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Said easement and right-of-way are for the following purposes, namely: The perpetual right to enter upon the above-described right-of-way and to construct, reconstruct, maintain, repair, operate and patrol a bank protection and rectification project including all appurtenances thereto, together with any enlargement or reconstruction thereof, and to trim, cut, fell and remove all such trees, brush and other natural growth and obstructions as are necessary to provide adequate clearance and to eliminate interference with or hazards to the structures or utilities placed or constructed on, over, or under, said right-of-way.

It is expressly understood and agreed that in granting the easement and right-of-way hereinabove described, there is included as an appurtenance the right of access thereto over and across other lands of the Grantors.

It is also understood and agreed that the herein named Grantee, its agents or assigns, shall have the right to appropriate from the right-of-way hereinabove described, such timber, rock, earth or gravel as may be necessary for the construction or repair of said bank protection and rectification project.

The consideration above-mentioned is accepted as full compensation for all damages incidental to the exercise of the rights above granted.

TO HAVE AND TO HOLD the said easement and right-of-way unto the CATCHING INLET DRAINAGE DISTRICT and its assigns forever.

We covenant with the Catching Inlet Drainage District that we are lawfully seized and possessed of the land aforesaid; that the easement hereinabove described is free and clear of all encumbrances, except as above noted, and that we will forever warrant and defend the title thereto and quiet possession thereof against the lawful claims of all persons whomsoever.

Said easement and right-of-way shall be over such portion of my above-described premises as shall be within the boundaries of the following described tract:

Beginning at a point from which point the iron pipe at the center of Section 8, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, bears South 23° 21' East 4011.87 feet; thence South 85° 29' West 75.00 feet; thence South 12° 45' East 110.00 feet; thence South 8° 46' East 175.00 feet; thence North 85° 29' East 130 feet; thence South 48° 01' East 118.77 feet to a point of curvature to the left; thence along said curve to the left having a radius of 336.48 feet through a central angle 14° 30' a distance of 85.15 feet; thence South 62° 31' East 22.00 feet; thence North 56° 29' East 35.00 feet; thence South 33° 38' East 37.00 feet; thence South 45° 44' West 41.96 feet; thence South 24° 08' East 22.00 feet; thence North 35° 52' East 21.00 feet to a point of curvature to the left; thence along said curve to the left having a radius of 240.90 feet through a central angle 16° 25' a distance of 71.13 feet; thence South 71° 03' East 367.89 feet to a point of curvature to the left; thence along said curve to the left having a radius of 191.24 feet through a central angle 10° 42' a distance of 36.87 feet; thence South 81° 45' East 24.49 feet to a point of curvature to the right; thence along said curve to the right having a radius of 91.24 feet through a central angle 6° 30' a distance of 13.83 feet; thence South 73° 15' East 577.92 feet to a point of curvature to the right; thence along said curve to the right having a radius of 308.10 feet through a central angle 17° 40' a distance of 95.00 feet; thence South 55° 35' East 60.99 feet to a point of curvature to the right; thence along said curve to the right having a radius of 308.10 feet through a central angle 23° 48' a distance of 127.98 feet; thence South 31° 47' East 63.73 feet to a point of curvature to the right; thence along said curve to the right having a radius of 308.10 feet through a central angle 16° 26' a distance of 88.37 feet; thence South 74° 39' West 25.00 feet; thence South 15° 21' East 11.09 feet to a point of curvature to the right; thence along said curve to the right having a radius of 64.24 feet through a central angle 12° 51' a distance of 15.30 feet; thence South 2° 30' East 75.35 feet; thence North 87° 30' East 25.00 feet to a point of curvature to the left; thence along said curve to the left having a radius of 110.00 feet through a central angle 50° 00' a distance of 95.99 feet; thence South 52° 30' East 12.19 feet to a point of curvature to the right; thence along said curve to the right having a radius of 10.00 feet through a central angle 30° 22' a distance of 6.70 feet; thence South 14° 08' East 237.62 feet to a point of curvature to the left; thence along said curve to the left having a radius of 622.96 feet through a central angle 3° 59' a distance of 43.32 feet; thence South 18° 07' East a distance of 117.35 feet to a point of curvature to the left; thence along said curve to the left having a radius of 622.96 feet through a central angle 6° 00' a distance of 65.24 feet; thence South 24° 07' East 265.62 feet to a point of curvature to the left; thence along said curve to the left having a radius of 336.48 feet through a central angle 19° 34' a distance of 115.10 feet; thence South 43° 43' East 96.63 feet to a point of curvature to the right; thence along said curve to the right having a radius of 236.48 feet through a central angle 4° 38' a distance of 19.12 feet; thence South 39° 05' East 184.03 feet to a point of curvature to the left; thence along said curve to the left having a radius of 336.48 feet through a central angle 6° 47' a distance of 33.96 feet; thence South 45° 22' East 177.22 feet to a point of curvature to the left; thence along said curve to the left having a radius of 336.48 feet through a central angle 5° 55' a distance of 35.74 feet; thence South 51° 47' East 172.14 feet to a point of curvature to the left; thence along said curve to the left having a radius of 336.48 feet through a central angle 4° 23' a distance of 25.74 feet; thence South 56° 10' East

173.23 feet to a point of curvature to the left; thence along said curve to the left having a radius of 1959.06 feet through a central angle $6^{\circ} 53'$ a distance of 235.45 feet; thence South $63^{\circ} 03'$ East 103.42 feet; thence South $26^{\circ} 57'$ West 25.00 feet; thence South $63^{\circ} 03'$ East 25.47 feet; thence North $26^{\circ} 57'$ East 25.00 feet to a point of curvature to the left; thence along said curve to the left having a radius of 408.10 feet through a central angle $9^{\circ} 26'$ a distance of 67.19 feet; thence South $72^{\circ} 29'$ East 122.45 feet to a point of curvature to the left; thence along said curve to the left having a radius of 336.48 feet through a central angle $6^{\circ} 57'$ a distance of 40.82 feet; thence South $79^{\circ} 26'$ East 31.44 feet to a point of curvature to the right; thence along said curve to the right having a radius of 236.48 feet through a central angle $22^{\circ} 41'$ a distance of 93.62 feet; thence South $56^{\circ} 45'$ East 126.97 feet to a point of curvature to the left; thence along said curve to the left having a radius of 193.24 feet through a central angle $12^{\circ} 10'$ a distance of 41.03 feet; thence South $68^{\circ} 55'$ East 5.05 feet to a point of curvature to the right; thence along said curve to the right having a radius of 236.48 feet through a central angle $15^{\circ} 08'$ a distance of 62.46 feet; thence South $53^{\circ} 47'$ East 53.12 feet to a point of curvature to the right; thence along said curve to the right having a radius of 227.46 feet through a central angle $19^{\circ} 34'$ a distance of 145.93 feet; thence South $34^{\circ} 13'$ East 67.47 feet to a point of curvature to the right; thence along said curve to the right having a radius of 50.00 feet through a central angle $22^{\circ} 44'$ a distance of 19.84 feet; thence South $11^{\circ} 29'$ East 24.17 feet to a point of curvature to the left; thence along said curve to the left having a radius of 150.00 feet through a central angle $18^{\circ} 06'$ a distance of 47.39 feet; thence South $29^{\circ} 35'$ East 51.00 feet to a point of curvature to the left; thence along said curve to the left having a radius of 150.00 feet through a central angle $20^{\circ} 36'$ a distance of 53.93 feet; thence South $50^{\circ} 11'$ East 1.55 feet to a point of curvature to the right; thence along said curve to the right having a radius of 10.00 feet through a central angle $21^{\circ} 40'$ a distance of 3.78 feet; thence South $28^{\circ} 31'$ East 125.32 feet to a point of curvature to the right; thence along said curve to the right having a radius of 50.00 feet through a central angle $8^{\circ} 55'$ a distance of 7.78 feet; thence South $19^{\circ} 36'$ East 26.73 feet to a point of curvature to the left; thence along said curve to the left having a radius of 150.00 feet through a central angle $15^{\circ} 00'$ a distance of 39.27 feet; thence South $34^{\circ} 36'$ East 116.62 feet to a point of curvature to the right; thence along said curve to the right having a radius of 50.00 feet through a central angle $30^{\circ} 14'$ a distance of 26.39 feet; thence South $4^{\circ} 22'$ East 12.59 feet to a point of curvature to the left; thence along said curve to the left having a radius of 150.00 feet through a central angle $14^{\circ} 15'$ a distance of 37.31 feet; thence South $10^{\circ} 37'$ East 121.65 feet to a point of curvature to the right; thence along said curve to the right having a radius of 236.48 feet through a central angle $22^{\circ} 27'$ a distance of 92.56 feet; thence South $3^{\circ} 50'$ West 95.18 feet to a point of curvature to the right; thence along said curve to the right having a radius of 522.96 feet through a central angle $19^{\circ} 43'$ a distance of 179.97 feet; thence South $23^{\circ} 33'$ West 106.01 feet to a point of curvature to the right; thence along said curve to the right having a radius of 236.48 feet through a central angle $5^{\circ} 53'$ a distance of 24.28 feet; thence South $29^{\circ} 26'$ West 120.12 feet to a point of curvature to the right; thence along said curve to the right having a radius of 50.00 feet through a central angle $4^{\circ} 05'$ a distance of 3.56 feet; thence South $33^{\circ} 31'$ West 33.52 feet; thence North $56^{\circ} 29'$ West 25.00 feet; thence South $33^{\circ} 31'$ West 108.00 feet; thence South $56^{\circ} 29'$ East 25 feet; thence South $33^{\circ} 31'$ West 123.49 feet to a point of curvature to the left; thence along said curve to the left having a radius of 622.96 feet through a central angle $4^{\circ} 23'$ a distance of 47.66 feet;

thence South 29° 08' West 199.05 feet to a point of curvature to the left; thence along said curve to the left having a radius of 150.00 feet through a central angle 10° 25' a distance of 27.27 feet; thence South 18° 43' West 186.78 feet to a point of curvature to the right; thence along said curve to the right having a radius of 93.24 feet through a central angle 15° 21' a distance of 24.98 feet; thence South 34° 04' West 62.11 feet; thence South 55° 56' East 100.00 feet to low waterline Northerly and Northeasterly 7600 feet to the point of beginning.

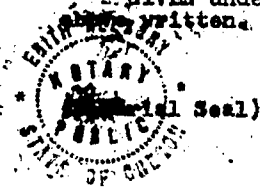
WITNESS our hands and seals this 29th day of May, 1956.

George F. Ross (SEAL)
Joyce Ross (SEAL)

STATE OF OREGON,)
COUNTY OF COOS.) ss.

On this 29th day of May, 1956, personally came before me, a Notary Public in and for said County and State, the within named GEORGE F. ROSS, Jr. and JOYCE ROSS, his wife, to me known to be the identical persons described in and who executed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last written.



Edgett Nelson
Notary Public for Oregon
My commission expires April 22, 1958

RECORDED JUN 1 1956 AT 2:45 P.M.
GEORGIANNA VAUGHAN, COUNTY CLERK

99312

QUITCLAIM DEED

THIS INDENTURE, Made this 14th day of June, 1956, between THE FEDERAL LAND BANK OF SPOKANE, a corporation organized and existing under the Federal Farm Loan Act, approved July 17, 1916, with its principal place of business in the City of Spokane, County of Spokane, State of Washington, the party of the first part, and Catching Inlet Drainage District, a municipal corporation of Coos County, Oregon, party of the second part,

WITNESSETH:

That the party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, receipt of which is hereby acknowledged, does by these presents remise, release, convey and quitclaim unto said party of the second part, its successors and assigns, all interest of the party of the first part in and to the following described real estate situate in the County of Coos, State of Oregon, to-wit:

An easement for the construction, operation, maintenance, repair, and patrol of a bank protection and rectification project, and related purposes, over that certain strip of land in Lots 6 and 7 of Section 6, Township 26 South, Range 12 West of the Willamette Meridian, along the left bank of Catching Inlet Slough, as described in that certain easement deed from Selmer Swanson and Elizabeth M. Swanson, husband and wife, to the Catching Inlet Drainage District, dated May 29, 1956, and recorded June 1, 1956, in Book 250 at page 651 of the Deed records of Coos County, Oregon,

together with all the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging.

TO HAVE AND TO HOLD said premises unto the party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed by its proper and duly authorized officers.

ATTEST:

H. L. Delaney Assistant Secretary

THE FEDERAL LAND BANK OF SPOKANE

S. C. Fish Vice President

Approved (Attorney)

STATEMENT OF TAX ACCOUNT
COOS COUNTY TAX COLLECTOR
COOS COUNTY COURTHOUSE
COQUILLE, OREGON 97423
(541) 396-7725

23-Jun-2020

MILLER, REX E. & DEVERA J.
63109 W CATCHING RD
COOS BAY, OR 97420-7339

Tax Account #	466203	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0901
Situs Address		Interest To	Jul 15, 2020

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$37.81	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$36.76	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$33.72	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$33.05	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$32.98	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$31.10	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$31.02	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$30.72	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$30.33	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$29.68	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$24.06	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$25.94	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5.13	Nov 15, 2007
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$382.30	

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2020

NOT OFFICIAL VALUE

June 23, 2020 7:38:56 am

Account # 466203 Map # 26S1206A000301 Code - Tax # 0901-466203 Legal Descr See Record Mailing Name MILLER, REX E. & DEVERA J. Agent In Care Of Mailing Address 63109 W CATCHING RD COOS BAY, OR 97420-7339 Prop Class 502 MA SA NH Unit RMV Class 500 04 17 RRL 7685-1	Tax Status ASSESSABLE Acct Status ACTIVE Subtype NORMAL Deed Reference # See Record Sales Date/Price See Record Appraiser
--	--

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

Code Area		RMV	MAV	Value Summary			RMV Exception	CPR %
		AV	SAV	MSAV				
0901	Land	2,036				Land	0	
	Impr.	0				Impr.	0	
Code Area Total		2,036	0	1,973	2,036	1,973	0	
Grand Total		2,036	0	1,973	2,036	1,973	0	

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Land Class	LUC	Trended RMV
						TD%	LS	Size			
0901	10	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	A	2.00	A3	006*	1,751
0901	20	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	A	2.16	WL	006*	285
Grand Total								4.16			2,036

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

Code Area	Type	Exemptions/Special Assessments/Potential Liability								
NOTATION(S):										
<ul style="list-style-type: none"> ■ FARM/FOREST POT'L ADD'L TAX LIABILITY FARM 										
0901	FIRE PATROL:									
<ul style="list-style-type: none"> ■ FIRE PATROL TIMBER 		Amount	18.75	Acres	4.16	Year	2020			

R-CB-27-AB-101

An additional burden parcel for the Bonneville Power Administration (BPA) Reedsport-Coos Bay Transmission Line, located in the NW1/4SE1/4 of Section 6, Township 26 South, Range 12 West, Willamette Meridian, Coos County, Oregon, lying within BPA right-of-way Tract No. R-CB-101, which is described in that certain document recorded as Instrument No. 51541, on March 29, 1950, in Book 197, Page 679, in the records of said county. The northerly and southerly limits of said parcel lie 30 feet from, and parallel with, the BPA survey line described in said document, and extend over and across the land described in that certain Bargain and Sale Deed recorded July 31, 1992, as Instrument No. 92071231, in the records of said county, to the easterly and westerly boundaries thereof.

R-CB-27-AB-101 contains 1.2 acres, more or less.

EXHIBIT A

Prepared By TJB
Checked By BA

US DEPARTMENT OF ENERGY-BONNEVILLE POWER ADMINISTRATION

PERSONAL ACKNOWLEDGMENT

Washington, Oregon, Idaho, Montana, and California

State of Oregon)
) ss
County Coos)

On this 11 day of May, 2012, before me personally appeared Devera J. Miller, known to me, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and who acknowledged to me that she executed the same as her voluntary act and deed for the uses and purposes therein mentioned.



(SEAL)

Oral Lee Rose
Signature

Oral Lee Rose
Print Name

Notary Public in and for the
State of Oregon

Residing at Colton, Oregon

My commission expires August 8, 2015

BPA FEBRUARY 2008



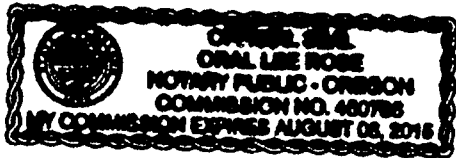
US DEPARTMENT OF ENERGY-BONNEVILLE POWER ADMINISTRATION

PERSONAL ACKNOWLEDGMENT

Washington, Oregon, Idaho, Montana, and California

State of Oregon)
County Coos) ss

On this 11 day of May, 2012, before me personally appeared Rex E Miller, known to me, or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and who acknowledged to me that he executed the same as their voluntary act and deed for the uses and purposes therein mentioned.



(SEAL)

Oral Lee Rose
Signature

Oral Lee Rose
Print Name

Notary Public in and for the
State of Oregon

Residing at Colton, Oregon

My commission expires August 8, 2015

BPA FEBRUARY 2008

<p>Accepted for the UNITED STATES OF AMERICA</p> <p>By <u><i>[Signature]</i></u></p> <p>Title: <u><i>Med. Road Property</i></u> <u><i>FISH SERVICES</i></u></p> <p>Date: <u><i>5-21-2012</i></u></p>	<p><u><i>Re E. Miller</i></u></p> <p>Grantor: REX E. MILLER Date: <u><i>5-11-12</i></u></p> <p><u><i>Devera J Miller</i></u></p> <p>Grantor: DEVERA J. MILLER Date: <u><i>5-11-12</i></u></p>
--	---

Lead Tract No. R-CB-27-AB-101 3of3



The Original Easement is hereby modified and amended to include the following provision(s):

Grantor does hereby grant and convey unto the United States the present and future right to clear the Easement Area and to keep it clear of all trees, shrubs, brush and other vegetation (collectively "Vegetation"), structures, above and below ground improvements or infrastructures, and fire and electrical hazards. All Vegetation, structures, and fire and electrical hazards presently within the Easement Area shall become the property of the United States on the date of acceptance hereof and may be disposed of by the United States in any manner it deems suitable.

Grantor covenants to and with the United States and its assigns that the title to (1) Vegetation cut or hereinafter growing within the Easement Area and (2) to all Danger Trees identified, now or in the future, or cut from Grantor's land adjacent to the Easement Area is and shall be vested in the United States and its assigns; and that the consideration paid for conveying this Easement Modification and the rights herein described is accepted as full compensation for all damages incidental to the exercise of any said rights. At the United States' election, title to Danger Trees may revert to Grantor.

Grantor also agrees that prior to undertaking any activity (including, but not limited to, building a structure, placing any manmade item, planting, digging, earth-moving, burning, piling or storing materials) within the Easement Area, Grantor will contact BPA to seek a determination from BPA as to whether the proposed activity is safe and compatible with BPA's use, and does not interfere with BPA's current or future needs. Grantor will not proceed with any proposed activity within the Easement Area without written consent from BPA.

In addition to the consideration paid under Section 1 of this Easement Modification, the United States shall repair or make compensation only for damage caused by the United States that is not incidental to the exercise of any of the above said rights and which results from and during construction, reconstruction, removal, or maintenance activities associated with the purposes of this Easement Modification on and adjacent to the Easement Area. Payment for such damage shall be made on the basis of a damage estimate approved by the United States.

The provisions hereof shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Grantor and upon the assigns of the United States.

It is understood and agreed that the Original Easement is modified only as stated herein. Except as expressly stated herein, all other terms and conditions of the Original Easement remain in full force and effect.

Lead Tract No. R-CB-27-AB-101 2 of 3



**AFTER RECORDING, RETURN TO
Bonneville Power Administration
TERP-3
P.O. BOX 3621
PORTLAND, OR 97208-3621**

Legal description: A portion of the NW1/4SE1/4 of Section 6, Township 26 South, Range 12 West, Willamette Meridian, Coos County, Oregon, as described in Exhibit A. (Affects Tax Account No's. 4872403 and 4872493.)

10002383
**AFTER RECORDING
RETURN TO
Ticor Title Company
300 West Anderson Ave. - Box 1075
Coos Bay, OR 97420-0233**

BPA Tract No(s): R-CB-27-AB-101

U.S. DEPARTMENT OF ENERGY-BONNEVILLE POWER ADMINISTRATION

**Modification to Transmission Line Easement
Additional Burden**

This Modification to Transmission Line Easement ("Easement Modification") is made between REX E. MILLER and DEVERA J. MILLER, ("Grantor"), whether one or more, and the UNITED STATES OF AMERICA, U.S. Department of Energy, Bonneville Power Administration ("Grantee", "the United States" or "BPA"), pursuant to the Bonneville Project Act, of August 20, 1937, as amended, 16 U.S.C. §§ 832 et seq.; the Federal Columbia River Transmission System Act of October 18, 1974, as amended, 16 U.S.C. §§ 838 et seq; the Department of Energy Organization Act, of August 4, 1977, as amended, 42 U.S.C. § 7152; and the Pacific Northwest Electric Power Planning and Conservation Act, of December 5, 1980, as amended 16 U.S.C. §§ 839 et seq.

RECITALS

- A. Grantor and the United States are parties to that certain Transmission Line Easement dated March 14, 1950, recorded on March 29, 1950, Book 197 Page 679, in Coos County, Oregon, ("Original Easement").
- B. The United States has determined that additional rights are required for that portion of the Original Easement located within the area identified as Tract No. R-CB-27-AB-101 ("Easement Area"), described in Exhibit A, attached hereto and incorporated herein by reference. Accordingly, the United States has requested and Grantor has agreed to modify, amend and restate the Original Easement as provided herein.

AGREEMENT

- 1. Consideration. The United States agrees to pay the sum of THIRTEEN THOUSAND FIFTY DOLLARS (\$13,050.00) to compensate for this Easement Modification; and Grantor accepts said amount as full compensation for the additional rights granted under this Easement Modification.
- 2. Amended Terms.
The Original Easement is hereby amended by deleting the following provision(s):

- 1. The words fire hazards shall not be interpreted to included growing crops.



80 3 3838

File No. 155-4500
ER/WC No. 31-700-105-10153
9

RIGHT-OF-WAY EASEMENT
(Individual)

For value received, the undersigned, hereinafter referred to as Grantors, (whether singular or plural), do hereby grant to PACIFIC POWER & LIGHT COMPANY, a corporation, its successors and assigns, the Grantee, an easement or right-of-way for an electric transmission and distribution line of one or more wires and all necessary or desirable appurtenances (including telephone and telegraph wires, towers, poles, props, guys, anchors and other supports and the right to place all or any part of such line underground) at or near the location and along the general course now located and staked out by the Grantee over, across and upon the following described real property in Coos County, State of Oregon, to wit:

In the North $\frac{1}{2}$ of Section 6, Township 26 South,
Range 12 West of the Willamette Meridian.

Together with the right of ingress and egress over the adjacent lands of the Grantors for the purpose of constructing, reconstructing, stringing new wires on, maintaining and removing such line and appurtenances, and exercising other rights hereby granted:

Grantors reserve the right to use said right-of-way for roads, agricultural crops or other purposes not inconsistent with the easement granted hereby, but in using or operating any irrigation pipes, motorized vehicles or other equipment, or in any other such use of said right-of-way, Grantors and Grantors' heirs or assigns, shall conform strictly to the provisions of any then applicable safety code or regulation pertaining to required clearances from the wires or conductors of such line.

All rights hereunder shall cease if and when such line shall have been abandoned.

Dated this 21st day of May, 1980.

Gordon Ross (SEAL) _____ (SEAL)
Gordon Ross, legal owner

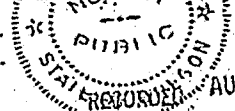
Wilma Ross (SEAL) _____ (SEAL)
Wilma Ross, legal owner

STATE OF Oregon }
County of Coos } ss.

On this 21st day of May, 1980, personally appeared before me a notary public in and for said State, the within named Gordon Ross, and Wilma Ross, husband and wife.

to me known to be the identical persons described therein and who executed the foregoing instrument, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and years above written.



James E. Shipp
Notary Public for Oregon
Residing at North Bend
My commission expires: April 3, 1984

STATE RECORDS AUG 27 1980 AT 2:11
MARY ANN WILSON, COUNTY CLERK

431

89 11 2207

EXHIBIT A

Lots 6 and 7, Section 6, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

EXCEPTING a portion of said premises previously deeded to Eugene L. Gething, Sr. and Nellie F. Gething, more particularly described as follows:

Starting at the SE 1/16 corner of Section 6, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, the property line bears North 87° 14' East 488.00 feet to the Southeast lot corner, a car axle and thence bears North 02° 17' East 55.62 feet to a car axle and then North 14° 31' West 404.79 feet to a car axle; thence North 40° 06' West 326.66 feet to a car axle. From this last point, the property line bears North 28° 44' West 302.66 feet to a car axle beyond the power line a few feet past a fence corner, and from this point South 01° 46' West 986.23 feet to the point of beginning.-----

EXHIBIT B

Beginning at a point North 87° 14' East 36 feet from the SE 1/16th corner of Section 6, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence North 1° 46' East 20 feet; thence North 87° 14' East 452 feet; thence South 2° 17' West 20 feet; thence North 87° 14' East 610 feet, more or less, to the highwater line of Catching Slough; thence Southerly along said highwater line to a point where said highwater line touches the North line of the West side of Catching Slough Road; thence in a Northwesterly direction 180 feet, more or less, along said Northerly boundary to the Southeast corner of property conveyed to Clarence C. Crane, et ux, by instrument recorded May 29, 1981, bearing Microfilm Reel No. 81-2-7399, Records of Coos County, Oregon; thence North 43° 11' 05" East 201.18 feet; thence North 30° 52' 46" West 116.67 feet; thence North 64° 42' 23" West 219.48 feet; thence South 38° 08' 18" West 156.96 feet; thence South 83° 39' 36" West 56.21 feet; thence South 78° 59' 28" West 234.94 feet to the North line of the said West side of Catching Slough Road; thence Northwesterly along said road boundary to a point 36 feet East of the West line of Government Lot 5; thence North 01° 36' East on a line parallel to and 36 feet East of the West line of said Government Lot 5 a distance of 254.18 feet to the point of beginning.-----

RECORDED BY

 TICOR TITLE
INSURANCE
Coos County Branch

EASEMENT

89 11 2206

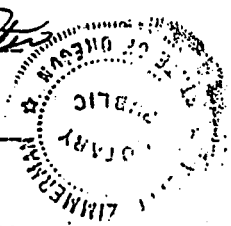
Thomas & Victoria Jenkins, and Frank & Joan Vetter, agree to give each other a perpetual, nonexclusive, nonrestrictive easement for ingress & egress over existing roadways. The purpose of this easement shall be to:

- 1) Create legal access from West Catching county road to the property currently owned by Frank & Joan Vetter, described as exhibit "A" attached, over the property currently owned by Thomas & Victoria Jenkins, described as exhibit "B" attached.
- 2) Create legal access for Thomas & Victoria Jenkins to a lower portion of their property, described as exhibit "B" attached, over a small portion of the property owned by Frank & Joan Vetter, described as exhibit "A" attached.

No gates shall be permitted on the existing roadway between the West Catching county road and a sharp curve in the existing roadway that approximates the property line between these two parcels.

Thomas Jenkins
Thomas Jenkins
Victoria Jenkins
Victoria Jenkins

Frank M. Vetter
Frank Vetter
Joan L. Vetter
Joan Vetter



11/13/89
Date

10/31/89
Date



Mary Ann Wilson
11/13/89

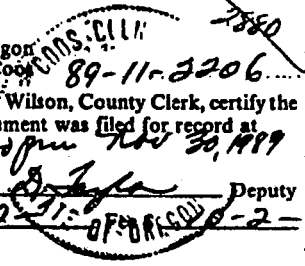
STATE OF OREGON }
COUNTY OF GRANT }
SUBSCRIBED AND SWORN TO BEFORE ME
THIS Oct 31, 1989

Betty J. ...
NOTARY PUBLIC
Expire 9-19-90

State of Oregon
County of Coos
89-11-2206

I, Mary Ann Wilson, County Clerk, certify the within instrument was filed for record at
2:05 pm Nov 30, 1989

By [Signature] Deputy
#pages 2-31-89-2



STATE OF WASHINGTON }
COUNTY OF SPOKANE }

VOL. 251 PAGE 203

On this 14th day of June, 1956, before me (a notary public in and for the above named State) personally appeared S. C. Fish to me known to be the Vice President of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and that it executed the same, and on oath stated that he was authorized to execute said instrument, and that the seal affixed is the corporate seal of said corporation.

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

E. P. Pringle

Notary Public in and for the State of Washington
Residing at Spokane, Washington.

My commission expires: October 7, 1959.



No. _____
State of Oregon }
County of Coos } ss.
I hereby certify that the within instrument
was filed for record JUN 19 1956
at 9:52 o'clock A. M. and recorded
in book 251 Page 202
of Vol. 251
GEORGINNA VAUGHAN
County Clerk
Deputy
Return to Miss G. Smith
Box 100
Spokane, Wash.
Fee 1.50
10-17-56
W. J. M. G.
Casper

99812

**COOS COUNTY ASSESSOR
REAL PROPERTY ACCOUNT NAMES**

6/23/2020 7:39:38 AM

Account # 466203
Map 26S1206-A0-00301
Owner MILLER, REX E. & DEVERA J.
63109 W CATCHING RD
COOS BAY, OR 97420-7339

Name Type	Name	Ownership Type	Own Pct
OWNER	MILLER, REX E. & DEVERA J.	OWNER	



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"): Stuntzner Engineering and Forestry, LLC
PO Box 118
Coos Bay, OR 97420

Customer Ref.: _____
Order No.: 360620031576
Effective Date: June 23, 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:

Bruce Jackson and Marsha Jackson, as tenants by the entirety

Premises. The Property is:

(a) **Street Address:**

62897 and 62899 W Catching Road, Coos Bay, OR 97420

(b) **Legal Description:**

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

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. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2020-2021.
2. The Land has been classified as Farm Lands, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
3. The Land has been classified as Forest Lands, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
4. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Catching Slough.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Catching Slough.

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Catching Slough.

5. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: United States of America
Recording Date: December 6, 1950
Recording No: Book 204, Page 573

6. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Catching Inlet Drainage District, a municipal corporation
Recording Date: June 1, 1956
Recording No: Book 250, Page 651

7. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Catching Inlet Drainage District, a municipal corporation
Recording Date: June 19, 1956
Recording No: Book 251, Page 202

8. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Thomas & Victoria Jenkins and Frank & Joan Vetter
Recording Date: November 30, 1989
Recording No: 89-11-2206

Ticor Title Company of Oregon
Order No. 360620031576

9. Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Easement

Recording Date: November 29, 1989

Recording No.: 89-11-2206

10. A judgment for unpaid child support arrearages for the amount shown below, and any other amounts due,

Amount: \$748.00
Debtor: Bruce Jackson
Creditor: State of Oregon
Date entered: July 5, 2011
County: Coos
Court: Circuit
Case No.: 03DM0957

11. Please be advised that our search did not disclose any open Deeds of Trust of record.

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 "A"
Legal Description

Government Lots 6 and 7, Section 6, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT a portion of said premises previously deeded to Eugene L. Gething, Sr. and Nellie F. Gething, more particularly described as follows: Beginning at the Southeast 1/16th corner of Section 6, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, the property line bears North 87° 14' East 488.0 feet to the Southeast lot corner, a car axle and thence bears North 02° 17' East 55.62 feet to a car axle and then North 14° 31' West 404.79 to a car axle; thence North 40° 06' West 326.66 feet to a car axle from this last point, the property line bears North 28° 44' West 302.66 feet to a car axle beyond the power line a few feet past a fence corner, and from this point South 01° 46' West 986.23 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that property conveyed by Property Line Adjustment Deed recorded December 4, 2009 as microfilm no. 2009-11964, Records of Coos County, Oregon.

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.

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.

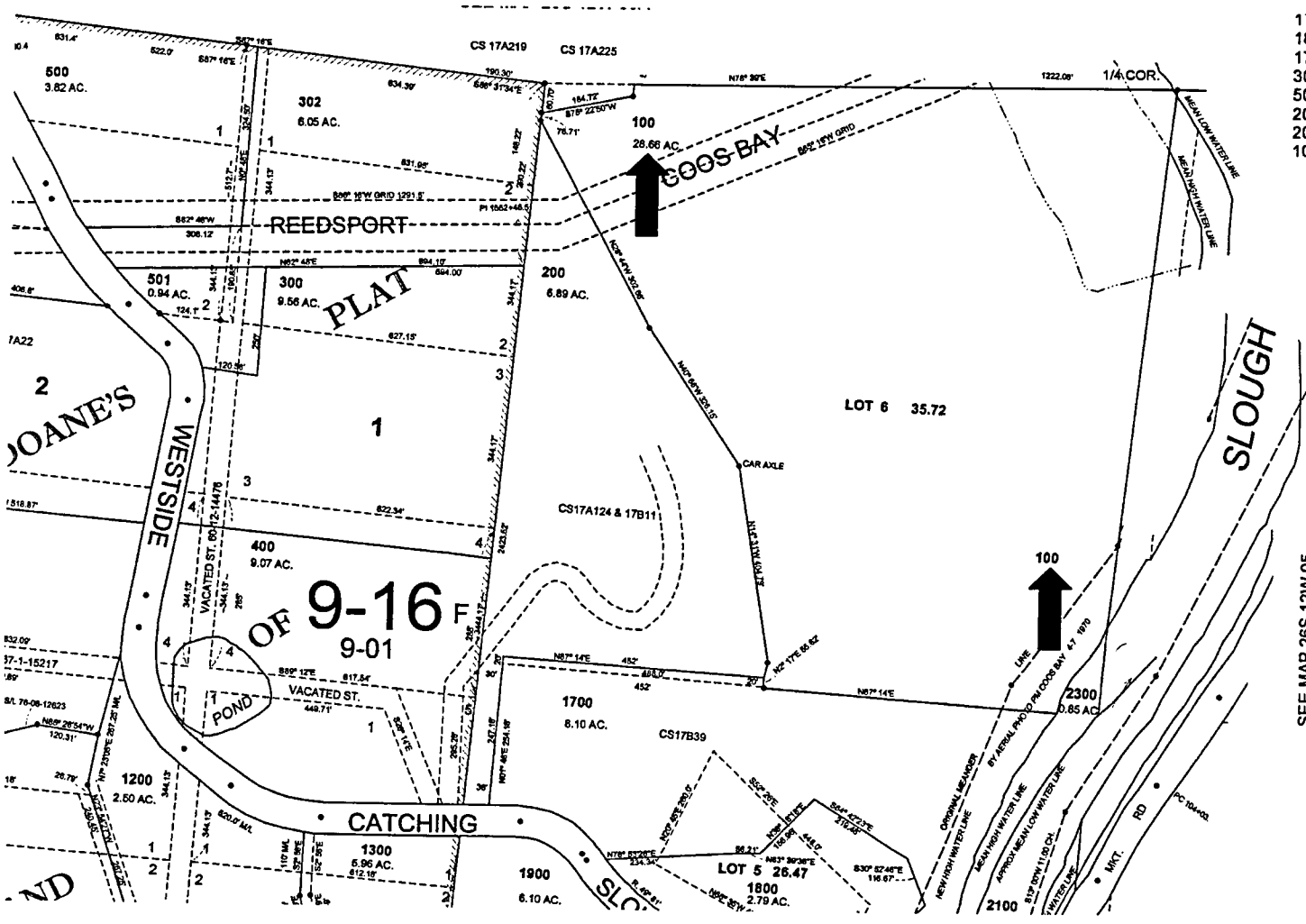
END OF THE LIMITATIONS OF LIABILITY



TICOR TITLE™



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, locations of easements, acreage or other matters shown thereon.



1702
1801
1703
301
502
2001
2002
101

SEE MAP 26S 12W 05

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SE1/4 SEC.6 T26S R12W W.M.
COOS COUNTY

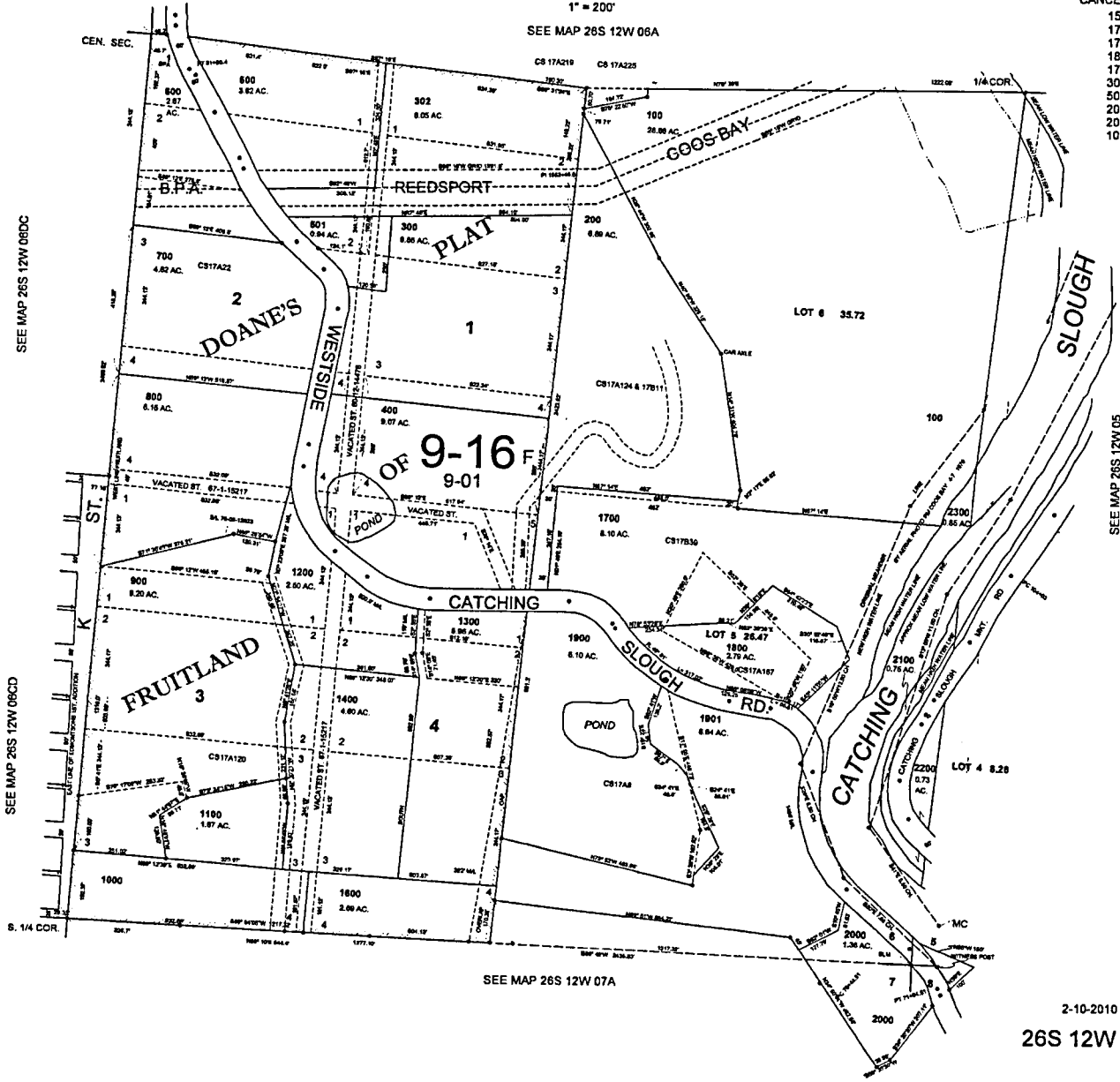
26S 12W 06D

1" = 200'

SEE MAP 26S 12W 06A

CANCELLED NO.

- 1500
- 1701
- 1702
- 1801
- 1703
- 301
- 502
- 2001
- 2002
- 101



SEE MAP 26S 12W 06DC

SEE MAP 26S 12W 06CD

SEE MAP 26S 12W 05

SEE MAP 26S 12W 07A

2-10-2010
26S 12W 06D

WARRANTY DEED

This Space Reserved for Recorder's Use

GRANTOR: MARTIN R. EBARB

GRANTEE: BRUCE ROBERT JACKSON

Until a change is requested, all tax statements shall be sent to the following address:

BRUCE ROBERT JACKSON
1260 ST. FRANCIS AVENUE
MODESTO, CA 95356

Escrow No. 6-77-607 Title No. 6-77-607

After recording return to:
BRUCE ROBERT JACKSON
1260 ST. FRANCIS AVENUE
MODESTO, CA 95356

AFTER RECORDING
RETURN TO
Ticor Title Insurance
131 N 3rd - Box 1075
Coos Bay, OR 97420-0233

STATUTORY WARRANTY DEED

MARTIN R. EBARB Grantor, conveys and warrants to BRUCE JACKSON AND MARSHA JACKSON, HUSBAND AND WIFE Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in COOS County, Oregon, to wit:

SEE 'LEGAL DESCRIPTION' ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

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 said property is free from encumbrances except: SEE ATTACHED EXHIBIT "B"

The true consideration for this conveyance is \$225,000.00 (Here comply with the requirements of ORS 93.030)

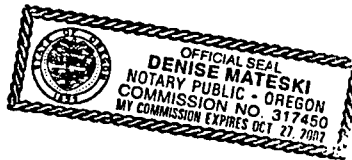
Dated this 6th day of May 20 02

Martin R. Ebarb
MARTIN R. EBARB

State of Oregon, County of Coos

The foregoing instrument was acknowledged before me this 6th day of May, 20 02 by
MARTIN R. EBARB

Denise Mateski
Notary Public for Oregon
My commission expires: 10-27-02



COOS COUNTY, COQUILLE REC \$36.00
TERRI L. TURI, COOS COUNTY CLERK

05/07/2002 #2002-5958
11:47:40AM 1 OF 3

LEGAL DESCRIPTION

6-77-607

Government Lots 6 and 7, Section 6, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT a portion of said premises previously deeded to Eugene L. Gething, Sr. and Nellie F. Gething, more particularly described as follows: Beginning at the Southeast 1/16th corner of Section 6, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, the property line bears North 87° 14' East 488.00 feet to the Southeast lot corner, a car axle and thence bears North 02° 17' East 55.62 feet to a car axle and then North 14° 31' West 404.79 feet to a car axle; thence North 40° 06' West 326.66 feet to a car axle from this last point, the property line bears North 28° 44' West 302.66 feet to a car axle beyond the power line a few feet past a fence corner, and from this point South 01° 46' West 986.23 feet to the point of beginning.

- - - - -

COOS COUNTY, COQUILLE REC \$36.00
TERRI L. TURI, COOS COUNTY CLERK

05/07/2002 #2002-5958
11:47:40AM 2 OF 3

TICOR TITLE INSURANCE

'EXHIBIT B'

1. As disclosed by the tax rolls, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property will be subject to additional taxes or penalties and interest.
2. As disclosed by the tax rolls, the premises herein described have been zoned or classified as forest lands. At any time that said land is disqualified for such use, the property will be subject to additional taxes or penalties and interest pursuant to the provisions of ORS chapter 321.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment of Catching Slough Drainage District.
4. Rights of the public and governmental bodies in and to any portion of the premises herein described now or at any time lying below high water mark of the Catching Slough, including any ownership rights which may be claimed by the State of Oregon below the high water mark as it now exists or at any time existed.
5. Any adverse claim based upon the assertion that:

Said land or any part thereof is now or at any time has been below the ordinary high water mark of the Catching Slough.

Some portion of said land has been created by artificial means or has accreted to such portion so created.

Some portion of said land has been brought within the boundaries thereof by an avulsive movement of the Catching Slough or has been formed by an accretion to any such portion.

6. The rights of fishing, navigation and commerce in the State of Oregon and the Federal Government and the rights of the public in and to that portion thereof lying below the ordinary high water mark of the Catching Slough.
7. Rights of the Public in and to that portion of said premises, now or at any time, lying below the ordinary high water line of unnamed creeks as disclosed by tax assessor's map.
8. Easement, including the terms and provisions thereof,
 To: United States of America
 Recorded: December 6, 1950
 Book: 204 Page: 573 Deed
 Records of COOS County, Oregon.
 For: Transmission line
9. Easement, including the terms and provisions thereof,
 To: Catching Inlet Drainage District, a municipal corporation
 Recorded: June 1, 1956
 Book: 250 Page: 651 Deed
 Records of COOS County, Oregon.
10. Easement, including the terms and provisions thereof,
 To: Catching Inlet Drainage District, a municipal corporation

 Recorded: June 19, 1956
 Book: 251 Page: 202 Deed
 Records of COOS County, Oregon.
11. Easement Agreement, including the terms and provisions thereof,
 Contained in: instrument
 Between: Thomas and Victoria Jenkins and Frank and Joan Veter
 Recorded: November 30, 1989
 Microfilm Reel No. 89-11-2206
 Records of COOS County, Oregon.

COOS COUNTY, COQUILLE
TERRI L. TURI, COOS COUNTY CLERK
REC \$36.00

05/07/2002
11:47:40AM
#2002-5958
3 OF 3

204 26573

Tract No. R-CB-100
P-102 (34764T5) Geo. F. Ross

TRANSMISSION LINE EASEMENT

The GRANTOR, herein so styled whether one or more, THE FEDERAL LAND BANK OF SPOKANE, a corporation, owner, and SELMER SWANSON and ELIZABETH SWANSON, husband and wife, contract purchasers,

for and in consideration of the sum of THREE HUNDRED TWENTY-FIVE -----
----- Dollars (\$ 325.00),

in hand paid by the UNITED STATES OF AMERICA, receipt of which is hereby acknowledged, hereby grants, bargains, sells, and conveys to the UNITED STATES OF AMERICA and its assigns, an ~~appurtenant~~ easement and right to enter and erect, operate, maintain, repair rebuild, and patrol one or more electric power transmission lines and appurtenant signal lines, poles, towers, wires, cables, and appliances necessary in connection therewith, in, upon, over, under, and across the following-described parcel of land in the County of Coos, in the State of Oregon, to wit:

That portion of Government Lots 6 and 7 of Section 6, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, which lies within a strip of land 100 feet in width, the boundaries of said strip lying 50 feet distant from, on each side of, and parallel to the survey line of the Reedsport-Coos Bay transmission line, as now located and staked on the ground over, across, upon, and/or adjacent to the above described property, said survey line being particularly described as follows:

Beginning at survey station 1537 + 53.4 a point on the east line of Section 6, Township 26 South, Range 12 West, Willamette Meridian, said point being S. 5° 16' W. a distance of 2355.8 feet from the north-east corner of said Section 6; thence S. 65° 16' W. a distance of 1493.1 feet to survey station 1552 + 46.5; thence S. 86° 16' W. a distance of 3866.4 feet to survey station 1591 + 12.9 a point on the west line of said Section 6, said point being S. 2° 36' W. a distance of 873.3 feet from the quarter section corner on the west line of said Section 6.



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together with the right to clear said parcel of land and keep the same clear of all brush, timber, structures, and fire hazards, provided however, the words "fire hazards" shall not be interpreted to include growing crops; and also the present and future right to top, limb, fell, and remove all growing trees, dead trees or snags (collectively called "danger trees") ~~located on the parcel of land~~ which could fall upon or against said transmission and steel line facilities.

TO HAVE AND TO HOLD said easement and rights unto the UNITED STATES OF AMERICA and its assigns, forever.

The Grantor covenants to and with the UNITED STATES OF AMERICA and its assigns that the title to all brush and timber cut and removed from said parcel of land and all growing trees, dead trees or snags (collectively called "danger trees") and removed from Grantor's land ~~located on the parcel of land~~ is and shall be conveyed to the UNITED STATES OF AMERICA and its assigns and that the consideration for conveying said easement and rights herein described is accepted as full compensation for all damages incidental to the exercise of any of said rights.

The Grantor also covenants to and with the UNITED STATES OF AMERICA that Grantor is lawfully seized and possessed of the lands aforesaid; has a good and lawful right and power to sell and convey same; that same are free and clear of encumbrances, except as above indicated; and that Grantor will forever warrant and defend the title to said easement and the quiet possession thereof against the lawful claims and demands of all persons whomsoever.

The Federal Land Bank of Spokane does not join in the covenants and warranties included in this document.

IN TESTIMONY WHEREOF, said corporation has caused its name to be signed hereto and its corporate seal to be affixed.

Dated this 5 day of October, 1950.

(SEAL)

THE FEDERAL LAND BANK OF SPOKANE

By:

S. C. Fish

Vice-President

ATTEST:

Arnold Anderson

Arnold Anderson Assistant Secretary

Edmund J. Sumner

Secretary

E. Light

Assistant Secretary

204-570

STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

On this 23rd day of October, 1950, before me, a notary public in and for the above-named county and state, personally appeared S. C. Fish to me known to be the Vice-president of the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

E. J. Purdy
Notary Public for the
State of Washington,
Residing at Spokane.

My commission expires:
October 7, 1951.

STATE OF _____)
) ss:
County of _____)

I certify that the within instrument was received for record on the day of DEC 9 1950, A.D., at 4:30 o'clock P.M., and recorded in Book _____ on page _____, Records of Mortgages of said county.

Witness my hand and seal of County affixed.

County Clerk

By _____
Notary

STATE OF OREGON)
) ss:
COUNTY OF COOS)

On the 5th day of OCTOBER, 1950, personally came before me, a notary public in and for said County and State, the within-named Selmer Swanson and Elizabeth Swanson, husband and wife, contract purchasers, to me personally known to be the identical persons described in and who executed the within and foregoing instrument and acknowledged to me that they executed the same as their own free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS under my hand and official seal the day and year first above written.

SEAL

William W. McArthur
Notary Public in and for the
State of Oregon
Residing at Coos Bay, Oregon

My commission expires: July 28, 1951

CATCHING SLOUGH

Tract No. 4EASEMENT DEED

FOR AND IN CONSIDERATION of the sum of TEN- - DOLLARS (\$10.00) in hand paid, receipt of which is hereby acknowledged, and the benefits which will accrue to the land of the Grantors by the exercise of the rights herein granted, SELMER SWANSON and ELIZABETH M. SWANSON, his wife, do hereby grant, bargain, sell and convey unto the CATCHING INLET DRAINAGE DISTRICT, a duly incorporated drainage district within Coos County, Oregon, and its assigns, a perpetual easement and right-of-way, for the purposes hereinafter stated, over and through, under, along and across that certain parcel of land situate in the County of Coos, State of Oregon, described as follows, to-wit:

Lots 6 and 7, Section 6, Township 26 South,
Range 12 West of the Willamette Meridian,
Coos County, Oregon.

Said easement and right-of-way are for the following purposes, namely: The perpetual right to enter upon the above-described right-of-way and to construct, reconstruct, maintain, repair, operate and patrol a bank protection and rectification project including all appurtenances thereto, together with any enlargement or reconstruction thereof, and to trim, cut, fell and remove all such trees, brush and other natural growth and obstructions as are necessary to provide adequate clearance and to eliminate interference with or hazards to the structures or utilities placed or constructed on, over, or under, said right-of-way.

It is expressly understood and agreed that in granting the easement and right-of-way hereinabove described, there is included as an appurtenance the right of access thereto over and across other lands of the Grantors.

It is also understood and agreed that the herein named Grantee, its agents or assigns, shall have the right to appropriate from the right-of-way hereinabove described, such timber, rock, earth or gravel as may be necessary for the construction or repair of said bank protection and rectification project.

The consideration above-mentioned is accepted as full compensation for all damages incidental to the exercise of the rights above granted.

TO HAVE AND TO HOLD the said easement and right-of-way unto the CATCHING INLET DRAINAGE DISTRICT and its assigns forever.

We covenant with the Catching Inlet Drainage District that we are lawfully seized and possessed of the land aforesaid; that the easement hereinabove described is free and clear of all encumbrances, except as above noted, and that we will forever warrant and defend the title thereto and quiet possession thereof against the lawful claims of all persons whomsoever.

Said easement and right-of-way shall be over such portion of my above described premises as shall be within the boundaries of the following described tract:

beginning at a point from which point the iron pipe at the center of Section 6, Township 24 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, bears South 23° 21' East 4011.87 feet; thence South 85° 29' West 75.00 feet; thence South 12° 46' East 110.00 feet; thence South 6° 46' East 175.00 feet; thence North 85° 29' East 130 feet; thence South 48° 01' East 110.77 feet to a point of curvature to the left; thence along said curve to the left having a radius of 336.48 feet through a central angle 14° 30' a distance of 85.15 feet; thence South 62° 31' East 22.08 feet; thence North 54° 29' East 35.00 feet; thence South 33° 31' East 37.00 feet; thence South 45° 44' West 41.96 feet; thence South 54° 00' East 82.00 feet; thence North 35° 52' East 25.00 feet to a point of curvature to the left; thence along said curve to the left having a radius of 260.90 feet through a central angle 16° 55' a distance of 71.13 feet; thence South 71° 03' East 367.09 feet to a point of curvature to the left; thence along said curve to the left having a radius of 193.24 feet through a central angle 10° 42' a distance of 36.09 feet; thence South 61° 45' East 24.49 feet to a point of curvature to the right; thence along said curve to the right having a radius of 93.24 feet through a central angle 8° 30' a distance of 13.83 feet; thence South 73° 15' East 597.91 feet to a point of curvature to the right; thence along said curve to the right having a radius of 308.10 feet through a central angle 17° 40' a distance of 95.00 feet; thence South 55° 35' East 60.99 feet to a point of curvature to the right; thence along said curve to the right having a radius of 308.10 feet through a central angle 23° 48' a distance of 127.98 feet; thence South 31° 47' East 63.73 feet to a point of curvature to the right; thence along said curve to the right having a radius of 308.10 feet through a central angle 16° 26' a distance of 88.37 feet; thence South 74° 39' West 25.00 feet; thence South 15° 21' East 13.09 feet to a point of curvature to the right; thence along said curve to the right having a radius of 68.24 feet through a central angle 12° 51' a distance of 15.30 feet; thence South 2° 30' East 75.35 feet; thence North 87° 30' East 25.00 feet to a point of curvature to the left; thence along said curve to the left having a radius of 110.00 feet through a central angle 50° 00' a distance of 95.99 feet; thence South 52° 30' East 32.19 feet to a point of curvature to the right; thence along said curve to the right having a radius of 10.00 feet through a central angle 38° 22' a distance of 6.70 feet; thence South 14° 08' East 237.62 feet to a point of curvature to the left; thence along said curve to the left having a radius of 422.96 feet through a central angle 3° 59' a distance of 43.31 feet; thence South 10° 07' East a distance of 117.35 feet to a point of curvature to the left; thence along said curve to the left having a radius of 422.96 feet through a central angle 6° 00' a distance of 65.24 feet; thence South 24° 07' East 265.62 feet to a point of curvature to the left; thence along said curve to the left having a radius of 336.48 feet through a central angle 19° 36' a distance of 115.10 feet; thence South 43° 43' East 96.63 feet to a point of curvature to the right; thence along said curve to the right having a radius of 236.48 feet through a central angle 4° 38' a distance of 19.12 feet; thence South 39° 05' East 164.03 feet to a point of curvature to the left; thence along said curve to the left having a radius of 336.48 feet through a central angle 6° 47' a distance of 33.96 feet; thence South 45° 22' East 177.22 feet to a point of curvature to the left; thence along said curve to the left having a radius of 336.48 feet through a central angle 5° 55' a distance of 35.76 feet; thence South 51° 47' East 172.14 feet to a point of curvature to the left; thence along said curve to the left having a radius of 336.48 feet through a central angle 4° 23' a distance of 25.74 feet; thence South 56° 10' East

173.28 feet to a point of curvature to the left; thence along said curve to the left having a radius of 1959.86 feet through a central angle $6^{\circ} 53'$ a distance of 235.45 feet; thence South $63^{\circ} 03'$ East 103.42 feet; thence South $26^{\circ} 57'$ West 25.00 feet; thence South $63^{\circ} 03'$ East 25.47 feet; thence North $26^{\circ} 57'$ East 25.00 feet to a point of curvature to the left; thence along said curve to the left having a radius of 408.10 feet through a central angle $9^{\circ} 26'$ a distance of 67.19 feet; thence South $72^{\circ} 29'$ East 122.45 feet to a point of curvature to the left; thence along said curve to the left having a radius of 336.48 feet through a central angle $6^{\circ} 57'$ a distance of 40.82 feet; thence South $79^{\circ} 26'$ East 31.44 feet to a point of curvature to the right; thence along said curve to the right having a radius of 236.48 feet through a central angle $22^{\circ} 41'$ a distance of 93.62 feet; thence South $56^{\circ} 45'$ East 126.97 feet to a point of curvature to the left; thence along said curve to the left having a radius of 193.24 feet through a central angle $11^{\circ} 10'$ a distance of 41.03 feet; thence South $68^{\circ} 55'$ East 5.06 feet to a point of curvature to the right; thence along said curve to the right having a radius of 236.48 feet through a central angle $15^{\circ} 08'$ a distance of 42.46 feet; thence South $53^{\circ} 47'$ East 53.12 feet to a point of curvature to the right; thence along said curve to the right having a radius of 427.46 feet through a central angle $19^{\circ} 34'$ a distance of 145.98 feet; thence South $34^{\circ} 13'$ East 67.47 feet to a point of curvature to the right; thence along said curve to the right having a radius of 50.00 feet through a central angle $22^{\circ} 44'$ a distance of 19.64 feet; thence South $11^{\circ} 29'$ East 24.17 feet to a point of curvature to the left; thence along said curve to the left having a radius of 150.00 feet through a central angle $15^{\circ} 06'$ a distance of 47.39 feet; thence South $29^{\circ} 35'$ East 51.00 feet to a point of curvature to the left; thence along said curve to the left having a radius of 150.00 feet through a central angle $20^{\circ} 36'$ a distance of 53.93 feet; thence South $50^{\circ} 11'$ East 1.55 feet to a point of curvature to the right; thence along said curve to the right having a radius of 10.00 feet through a central angle $21^{\circ} 40'$ a distance of 3.78 feet; thence South $20^{\circ} 31'$ East 125.32 feet to a point of curvature to the right; thence along said curve to the right having a radius of 50.00 feet through a central angle $8^{\circ} 55'$ a distance of 7.78 feet; thence South $19^{\circ} 36'$ East 26.73 feet to a point of curvature to the left; thence along said curve to the left having a radius of 150.00 feet through a central angle $15^{\circ} 00'$ a distance of 39.27 feet; thence South $34^{\circ} 36'$ East 116.62 feet to a point of curvature to the right; thence along said curve to the right having a radius of 50.00 feet through a central angle $30^{\circ} 14'$ a distance of 26.39 feet; thence South $4^{\circ} 22'$ East 12.59 feet to a point of curvature to the left; thence along said curve to the left having a radius of 150.00 feet through a central angle $14^{\circ} 15'$ a distance of 37.31 feet; thence South $16^{\circ} 37'$ East 121.65 feet to a point of curvature to the right; thence along said curve to the right having a radius of 236.48 feet through a central angle $22^{\circ} 27'$ a distance of 92.86 feet; thence South $3^{\circ} 50'$ West 96.18 feet to a point of curvature to the right; thence along said curve to the right having a radius of 522.96 feet through a central angle $19^{\circ} 43'$ a distance of 179.97 feet; thence South $23^{\circ} 31'$ West 106.01 feet to a point of curvature to the right; thence along said curve to the right having a radius of 236.48 feet through a central angle $5^{\circ} 53'$ a distance of 24.23 feet; thence South $29^{\circ} 26'$ West 120.12 feet to a point of curvature to the right; thence along said curve to the right having a radius of 50.00 feet through a central angle $4^{\circ} 05'$ a distance of 3.56 feet; thence South $33^{\circ} 31'$ West 33.52 feet; thence North $56^{\circ} 29'$ West 25.00 feet; thence South $33^{\circ} 31'$ West 100.00 feet; thence South $56^{\circ} 29'$ East 25 feet; thence South $33^{\circ} 31'$ West 123.49 feet to a point of curvature to the left; thence along said curve to the left having a radius of 622.96 feet through a central angle $4^{\circ} 23'$ a distance of 47.66 feet;

thence South 29° 08' West 199.05 feet to a point of curvature to the left; thence along said curve to the left having a radius of 150.00 feet through a central angle 10° 25' a distance of 27.27 feet; thence South 18° 43' West 186.78 feet to a point of curvature to the right; thence along said curve to the right having a radius of 93.24 feet through a central angle 15° 21' a distance of 24.98 feet; thence South 34° 04' West 62.11 feet; thence South 55° 56' East 100.00 feet to low waterline Northerly and Northeasterly 7600 feet to the point of beginning.

WITNESS our hands and seals this 29th day of May, 1956.

Selmer Swanson (SEAL)
Elizabeth M. Swanson (SEAL)

STATE OF OREGON,)
) ss.
COUNTY OF COOS.)

On this 29th day of May, 1956, personally came before me, a Notary Public in and for said County and State, the within named SELMER SWANSON and ELIZABETH M. SWANSON, his wife, to me known to be the identical persons described in and who executed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above specified.



Edith Wilborn
Notary Public for Oregon
My commission expires April 22 1958

JUN 1 1956

RECORDED AT 2:45 P.M.
GEORGIANNA VAUGHAN, COUNTY CLERK

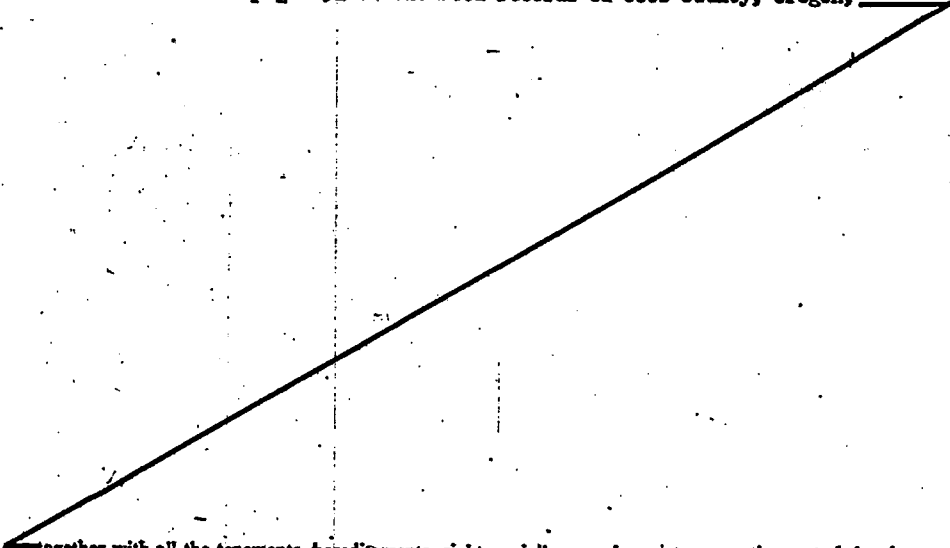
QUITCLAIM DEED

THIS INDENTURE, Made this 14th day of June, 1956, between THE FEDERAL LAND BANK OF SPOKANE, a corporation organized and existing under the Federal Farm Loan Act, approved July 17, 1916, with its principal place of business in the City of Spokane, County of Spokane, State of Washington, the party of the first part, and Catching Inlet Drainage District, a municipal corporation of Coos County, Oregon, party of the second part,

WITNESSETH :

That the party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, receipt of which is hereby acknowledged, does by these presents remise, release, convey and quitclaim unto said party of the second part, its successors and assigns, all interest of the party of the first part in and to the following described real estate situate in the County of Coos, State of Oregon, to-wit:

An easement for the construction, operation, maintenance, repair, and patrol of a bank protection and rectification project, and related purposes, over that certain strip of land in Lots 6 and 7 of Section 6, Township 26 South, Range 12 West of the Willamette Meridian, along the left bank of Catching Inlet Slough, as described in that certain easement deed from Selmer Swanson and Elizabeth M. Swanson, husband and wife, to the Catching Inlet Drainage District, dated May 29, 1956, and recorded June 1, 1956, in Book 250 at page 651 of the Deed records of Coos County, Oregon,



together with all the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging.

TO HAVE AND TO HOLD said premises unto the party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed by its proper and duly authorized officers.

ATTEST:

H. L. DeLaney
Assistant Secretary

S. C. Fish
Vice President

Approved
[Signature]
(Attorney)

On this 14th day of June, 1956, before me (a notary public in and for the above named State) personally appeared S. C. Fish to me known to be the Vice President of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and that it executed the same, and on oath stated that he was authorized to execute said instrument, and that the seal affixed is the corporate seal of said corporation.

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

Ed Pringle

Notary Public in and for the State of Washington
Residing at Spokane, Washington.

My commission expires: October 7, 1959.



No. _____
State of Oregon }
County of Coos } ss.
I hereby certify that the within instrument
was filed for record JUN 19 1956
at 9:52 o'clock A. M. and recorded
in book 251 Page 203
of *Deed*
GEORGIANNA VAUGHAN,
County Clerk
Dated June 9, 1956
Return to *Miss Betty A. Sheehan*
Box 240, Deer Bay, Oregon
Fee \$1.50
Mc 71 97. 709 *Casper*

99812

EASEMENT

89 11 2206

Thomas & Victoria Jenkins, and Frank & Joan Vetter, agree to give each other a perpetual, nonexclusive, nonrestrictive easement for ingress & egress over existing roadways. The purpose of this easement shall be to:

- 1) Create legal access from West Catching county road to the property currently owned by Frank & Joan Vetter, described as exhibit "A" attached, over the property currently owned by Thomas & Victoria Jenkins, described as exhibit "B" attached.
- 2) Create legal access for Thomas & Victoria Jenkins to a lower portion of their property, described as exhibit "B" attached, over a small portion of the property owned by Frank & Joan Vetter, described as exhibit "A" attached.

No gates shall be permitted on the existing roadway between the West Catching county road and a sharp curve in the existing roadway that approximates the property line between these two parcels.

Thomas Jenkins

 Thomas Jenkins

Victoria Jenkins

 Victoria Jenkins

Frank M. Vetter

 Frank Vetter

Joan L. Vetter

 Joan Vetter

Date 11/13/89

Date 10/31/89



Mary Ann Wilson

 11/13/89

STATE OF OREGON }
 COUNTY OF GRANT }
 SUBSCRIBED AND SWORN TO BEFORE ME
 THIS Oct 31, 1989

Betty D. [Name]

 NOTARY PUBLIC

State of Oregon }
 County of Grant }
 I, Mary Ann Wilson, County Clerk, certify the
 within instrument was filed for record at
2:20 pm Nov 30, 1989
 By *[Signature]* Deputy
 #pages 2-21-89-2

89 11 2207

EXHIBIT A

Lots 6 and 7, Section 6, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

EXCEPTING a portion of said premises previously deeded to Eugene L. Gething, Sr. and Nellie F. Gething, more particularly described as follows:

Starting at the SE 1/16 corner of Section 6, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, the property line bears North 87° 14' East 488.00 feet to the Southeast lot corner, a car axle and thence bears North 02° 17' East 55.62 feet to a car axle and then North 14° 31' West 404.79 feet to a car axle; thence North 40° 06' West 326.66 feet to a car axle. From this last point, the property line bears North 28° 44' West 302.66 feet to a car axle beyond the power line a few feet past a fence corner, and from this point South 01° 46' West 986.23 feet to the point of beginning.-----

EXHIBIT B

Beginning at a point North 87° 14' East 36 feet from the SE 1/16th corner of Section 6, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence North 1° 46' East 20 feet; thence North 87° 14' East 452 feet; thence South 2° 17' West 20 feet; thence North 87° 14' East 610 feet, more or less, to the highwater line of Catching Slough; thence Southerly along said highwater line to a point where said highwater line touches the North line of the West side of Catching Slough Road; thence in a Northwesterly direction 180 feet, more or less, along said Northerly boundary to the Southeast corner of property conveyed to Clarence C. Crane, et ux, by instrument recorded May 29, 1981, bearing Microfilm Reel No. 81-2-7399, Records of Coos County, Oregon; thence North 43° 11' 05" East 201.18 feet; thence North 30° 52' 46" West 116.67 feet; thence North 64° 42' 23" West 219.48 feet; thence South 38° 08' 18" West 156.96 feet; thence South 83° 39' 36" West 56.21 feet; thence South 78° 59' 28" West 234.94 feet to the North line of the said West side of Catching Slough Road; thence Northwesterly along said road boundary to a point 36 feet East of the West line of Government Lot 5; thence North 01° 36' East on a line parallel to and 36 feet East of the West line of said Government Lot 5 a distance of 254.18 feet to the point of beginning.-----

RECORDED BY
TICORP
INSURANCE
5-19-81
Coos County Branch

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2020

NOT OFFICIAL VALUE

June 23, 2020 7:46:58 am

Account # 466302
 Map # 26S1206D000100
 Code - Tax # 0916-466302

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name JACKSON, BRUCE & MARSHA

Deed Reference # See Record

Agent

Sales Date/Price See Record

In Care Of

Appraiser GORDON WEST

Mailing Address 62899 W CATCHING RD
 COOS BAY, OR 97420-7336

Prop Class 542 MA SA NH Unit
 RMV Class 500 04 17 RRL 7689-1

Situs Address(s)	Situs City
ID# 62897 W CATCHING RD	COOS BAY
ID# 10 62899 W CATCHING RD	COOS BAY

Code Area	RMV	MAV	Value Summary			RMV Exception	CPR %
			AV	SAV	MSAV		
0916 Land	28,328					0	
Impr.	275,710					0	
Code Area Total	304,038	171,720	193,844	29,173	22,124	0	
Grand Total	304,038	171,720	193,844	29,173	22,124	0	

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Land Class	LUC	Trended RMV
						TD%	LS	Size			
0916	10	<input type="checkbox"/>		EFU, CBEMP	Designated Forest Land	100	A	12.23	C	006*	8,961
0916	80	<input checked="" type="checkbox"/>		EFU, CBEMP	Farm Use Zoned	100	A	4.00	A3	006*	3,503
0916	20	<input type="checkbox"/>		EFU, CBEMP	Farm Use Zoned	100	A	7.73	A3	006*	6,771
0916	30	<input type="checkbox"/>		EFU, CBEMP	Farm Use Zoned	100	A	0.60	A4	006*	338
0916	40	<input type="checkbox"/>		EFU, CBEMP	Farm Use Zoned	100	A	0.60	A5	006*	166
0916	50	<input type="checkbox"/>		EFU, CBEMP	Farm Use Zoned	100	A	2.50	H5	006*	479
0916	70	<input checked="" type="checkbox"/>		EFU, CBEMP	Forest Site	100	A	1.00	AVF	006*	4,110
0916					SITE AMENTIES	100					4,000
Grand Total								28.66			28,328

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Trended RMV	
					TD%	Total Sq. Ft.	Ex% MS Acct #		
0916	2		316	FEEDER BARN	100	5,211		23,520	
0916	3		137	Shop - Class 3	100	1,440		84,570	
0916	1	1954	141	One story-Class 4	100	2,072		167,620	
Grand Total							8,723		275,710

Code Area	Type	Exemptions/Special Assessments/Potential Liability			
0916		SPECIAL ASSESSMENT:			
		■ CATCHING IN DRAINAGE DISTRICT	Amount	210.00	Acres 0 Year 2020
		NOTATION(S):			
		■ FARM/FOREST POT'L ADD'L TAX LIABILITY	FARM/FORST		
		■ FOREST HOMESITE			
0916					

Account # 466302

FIRE PATROL:

■ FIRE PATROL SURCHARGE

Amount 47.50 **Year** 2020

■ FIRE PATROL TIMBER

Amount 22.62 **Acres** 14.05 **Year** 2020

STATEMENT OF TAX ACCOUNT
COOS COUNTY TAX COLLECTOR
COOS COUNTY COURTHOUSE
COQUILLE, OREGON 97423
(541) 396-7725

23-Jun-2020

JACKSON, BRUCE & MARSHA
62899 W CATCHING RD
COOS BAY, OR 97420-7336

Tax Account #	466302	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0916
Situs Address	62897 W CATCHING RD COOS BAY, OR 97420		Interest To
			Jul 15, 2020

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,449.74	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,383.27	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,043.79	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,947.13	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,873.25	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,816.18	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$164.62	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$161.70	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$158.63	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$156.55	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$155.19	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$180.63	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$141.52	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$147.86	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$149.39	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$144.55	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$116.38	Nov 15, 2003
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$14,190.38	

TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
SPLIT CODE	4-Jun-2014	AFFIDAVIT #20303 - #466392 COMBINED INTO #466302 RURAL FIRE/FIRE PATROL SPLIT CODE CONSOLIDATION

**COOS COUNTY ASSESSOR
REAL PROPERTY ACCOUNT NAMES**

6/23/2020 7:47:45 AM

Account # 466302
Map 26S1206-D0-00100
Owner JACKSON, BRUCE & MARSHA
62899 W CATCHING RD
COOS BAY, OR 97420-7336

Name Type	Name	Ownership Type	Own Pct
OWNER	JACKSON, BRUCE & MARSHA	OWNER	100.00

Before Property Line Adjustment

SE1/4 SEC.6 T26S R12W W.M.
COOS COUNTY

26S 12W 06D

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

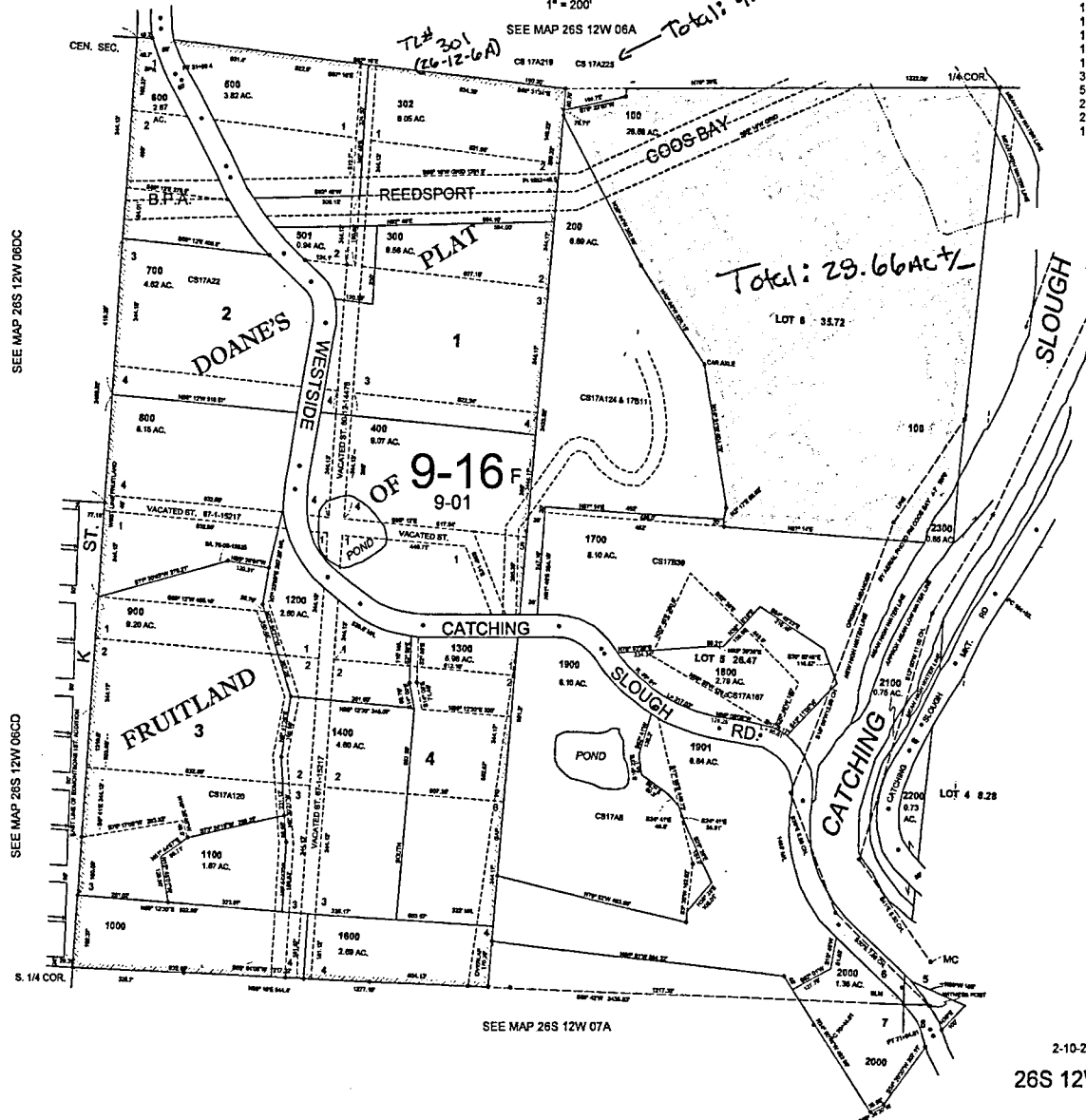
1" = 200'

SEE MAP 26S 12W 06A

Total: 4.16 AC +/-

CANCELLED NO.

- 1500
- 1701
- 1702
- 1801
- 1703
- 301
- 502
- 2001
- 2002
- 101



SEE MAP 26S 12W 06C

SEE MAP 26S 12W 06C

SEE MAP 26S 12W 05

SEE MAP 26S 12W 07A

2-10-2010
26S 12W 06D

After Property Line Adjustment

SE1/4 SEC.6 T26S R12W W.M.
COOS COUNTY

26S 12W 06D

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

1" = 200'

SEE MAP 26S 12W 06A

CANCELLED NO.

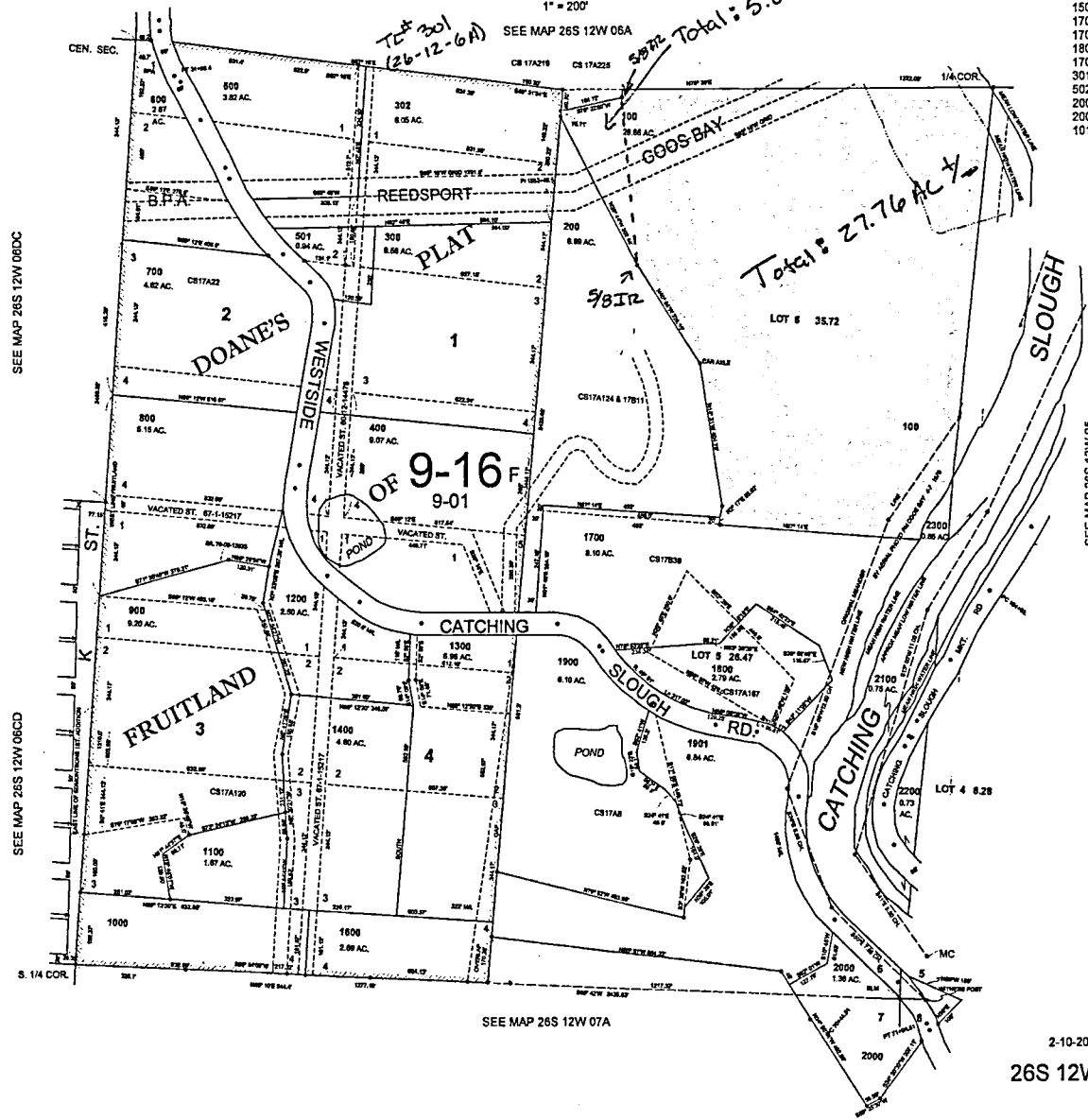
- 1500
- 1701
- 1702
- 1801
- 1703
- 301
- 502
- 2001
- 2002
- 101

Note:

NO Structures or utilities
on TL# 301.

NO Structures or private
utilities within 100ft of
adjusted line on TL#100

NO Development within
distance listed.



SEE MAP 26S 12W 07A

2-10-2010

26S 12W 06D