



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-20.02/

Date Received: 8/18/20 Receipt #: 219392 Received by: MB

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) Andrew S. Koreiva

Mailing address: 2904 Minson Road, Powell Butte, OR 97753

Phone: 541-260-4648 Email:

Township: 30S Range: 12W Section: 22 1/4 Section: Select 1/16 Section: Select Tax lot: 100

Tax Account Number(s): 1309900 Zone: Select Zone Exclusive Farm Use (EFU)

Acreage Prior to Adjustment: 93.88 Acreage After the Adjustment 38.60

B. Land Owner(s) Andrew S. Koreiva

Mailing address: 2904 Minson Road, Powell Butte, Oregon 97753

Phone: 541-260-4648 Email:

Township: 30S Range: 12W Section: 23 1/4 Section: Select 1/16 Section: Select Tax lot: 200

Tax Account Number(s) 1311300 Zone Exclusive Farm Use (EFU)

Acreage Prior to Adjustment: 40.00 Acreage After the Adjustment 95.28

C. Surveyor Clyde F. Mulkins

Mailing Address P.O. Box 809

Phone #: 541-751-8900 Email: mandrlc@frontier.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 separate the property between the South Fork Coquille River and Highwat 242 from the rest of the ranch property.

- 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, easemnts, 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: Northwest Farm Credit Services, FLCA

2222 NW Kline St., Roseburg, OR 97471

Property 2: Same as Property 1

Please answer the following:

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

Was property one created through a land division? Yes No

Was property two created through a land division? Yes No

Are there structures on the property? Yes No

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

H 70', OB 58'

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

SEE ATTACHED

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.

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

ASK MK
Property 1

I hereby attest that I am authorized to make the application for a discretionary decision and the statements within this application are true and correct to the best of my knowledge and belief. I affirm that this is a legally created tract, lot or parcel of land. I understand that I have the right to an attorney for verification as to the creation of the subject property. I understand that any action authorized by Coos County may be revoked if it is determined that the action was issued based upon false statements or misrepresentation.

ASK MK
Property 2

ASK MK
Property 1

FEES

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

ASK MK
Property 2

ASK MK
Property 1

I understand it is the function of the Planning Department to impartially review my application and to address all issues affecting it regardless of whether the issues promote or hinder the approval of my application. In the event a public hearing is required to consider my application, I agree I bear the burden of proof. I understand that approval is not guaranteed and the applicant(s) bear the burden of proof to demonstrate compliance with the applicable review criteria.

ASK MK
Property 2

As applicant(s) I/we acknowledge that it is in my/our desire to submit this application and staff has not encouraged or discouraged the submittal of this application.

ASK MK
Property 1

ASK MK
Property 2

As the applicant(s) I/we acknowledge pursuant to Section 6.3.175(2), the property line adjustment deed must be recorded with the County Clerk within one year from the date of final approval from the Planning Department.

ASK MK
Property 1

ASK MK
Property 2

Andrew Louisa
Applicant(s) Original Signature
3/3/2020
Date

M Kouina
Applicant(s) Original Signature
3/3/2020
Date

Applicant(s) Original Signature

Date

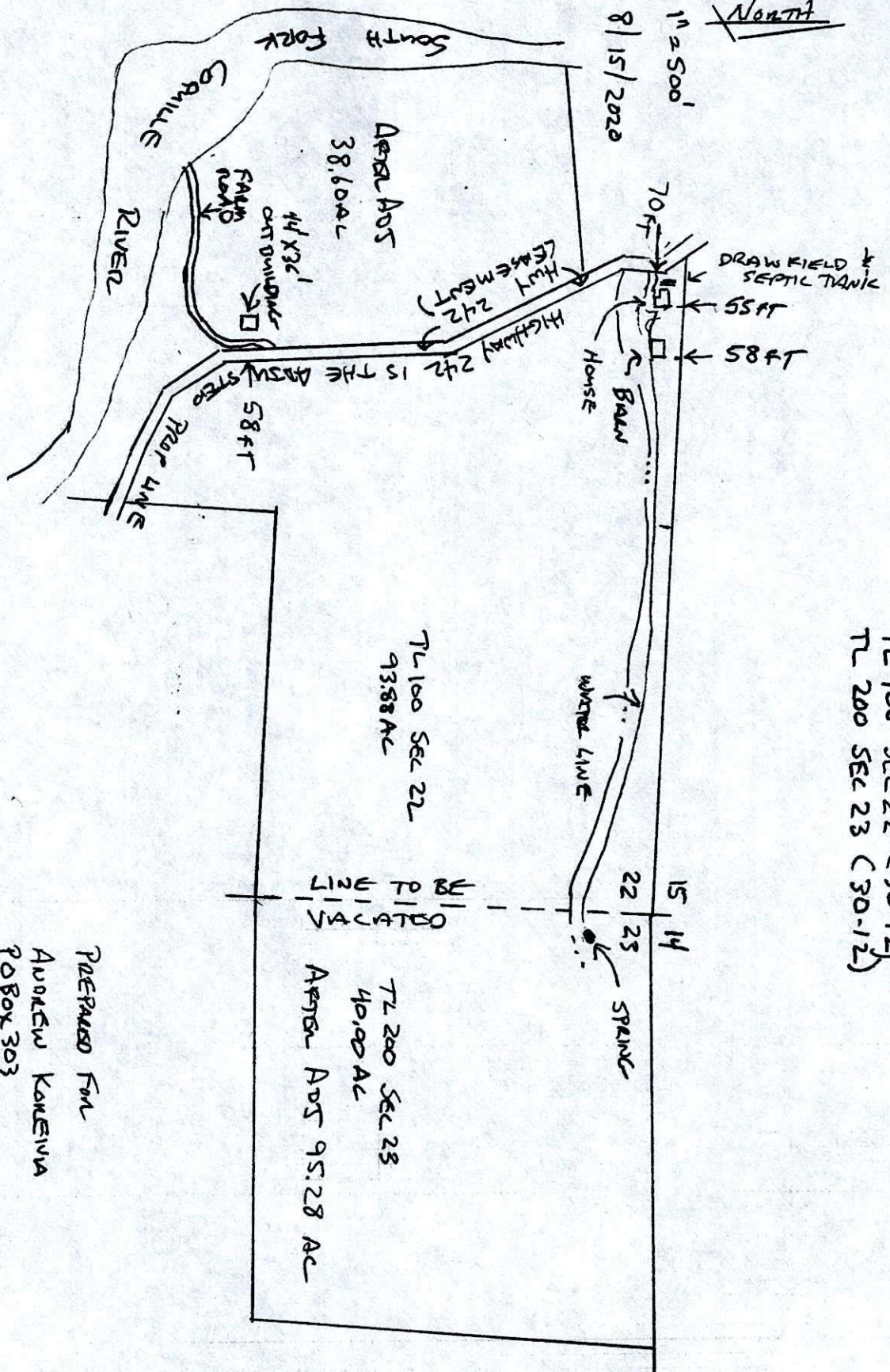
Applicant(s) Original Signature

Date

~~North~~

SCALE 1" = 2500'

DATE 8/15/2020




Plot Plan
 TL 100 SEC 22 (30-12)
 TL 200 SEC 23 (30-12)

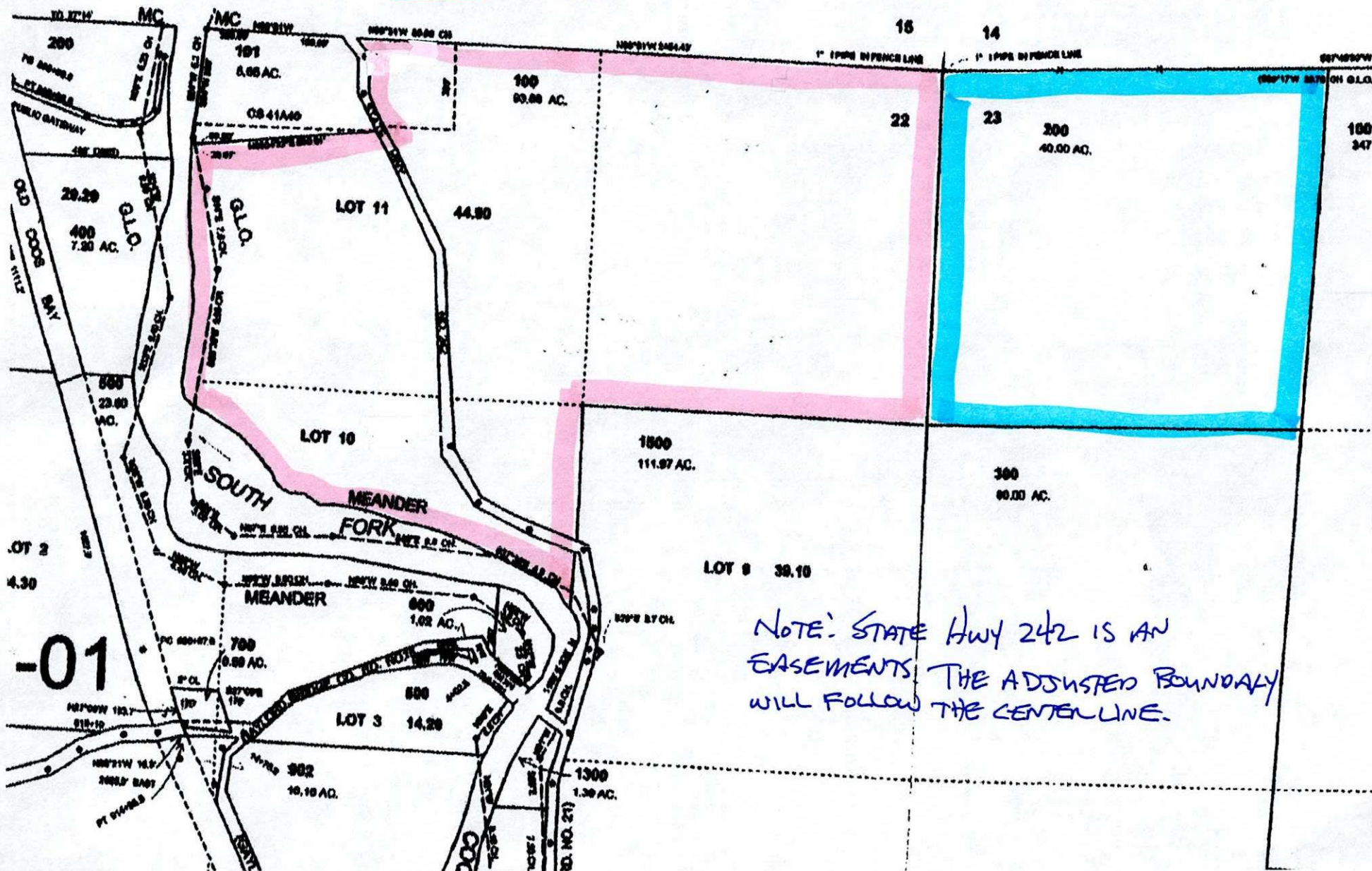
PREPARED FOR
 AVONCEW KANEIWA
 PO BOX 303
 MYRTLE POINT, OR 97458

BEFORE MAP

 TL 100 MAP T30S-R12W-SEC22

 TL 200 MAP T30S-R12W-SEC23

SEE MAP 30S 12W 15



NOTE: STATE HWY 242 IS AN EASEMENTS. THE ADJUSTED BOUNDARY WILL FOLLOW THE CENTERLINE.



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"): Mulkins and Rambo, LLC
PO Box 809
North Bend, OR 97459

Customer Ref.: Koreiva
Order No.: 360620030615
Effective Date: March 26, 2020 at 08:00 AM
Charge: \$300.00
\$100.00

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:

Andrew S. Koreiva

Premises. The Property is:

(a) Street Address:

47063 HWY 242, Myrtle Point, OR 97458

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

Account No.: 1309900 and 1311300

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

3. 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 South Fork Coquille River.

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 South Fork Coquille River.

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 South Fork Coquille River.

4. Any interest in any oil, gas and/or minerals, as disclosed by document

Recording Date: April 6, 1936
Recording No: Book 125, Page 336

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

5. Any rights incidental to the ownership and development of the mineral interest excepted or reserved in the document

Recording Date: April 6, 1936
Recording No: Book 125, Page 336

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

Granted to: John C. Carman
Recording Date: May 14, 1941
Recording No: Book 139, Page 223

7. A deed of trust and fixture filing to secure an indebtedness in the amount shown below,

Amount: \$280,000.00
Dated: May 2, 2011

Trustor/Grantor: Andrew S. Koreiva
Trustee: First American Title Insurance Company
Beneficiary: Northwest Farm Credit Services FCLA
Recording Date: May 6, 2011
Recording No.: 2011-3497

8. A change to the above financing statement was filed

Nature of Change: Amendment
Recording Date: March 10, 2016
Recording No: 2016-2017

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

Fiscal Year: 2019-2020
Amount: \$707.85
Levy Code: 4101
Account No.: 1309900
Map No.: 30-12-22 100

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

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

Fiscal Year: 2019-2020
Amount: \$86.42
Levy Code: 4101
Account No.: 1311300
Map No.: 30-12-23 200

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

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

Parcel I:

Government Lot 10 and 11 and the NE 1/4 of the NE 1/4 of Section 22, Township 30 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT any portion lying within State Highway 242, Coos County, Oregon.

EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

Beginning at the Northeast corner of Section 22, Township 30 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence North 89° 51' West for 2464.43 feet to the West right-of-way boundary of Hwy 242 which is the true point of beginning; thence North 89° 51' West for 12.25 feet to a 5/8" iron rod; thence North 89° 51' West for 159.09 feet to a 5/8" iron rod; thence North 89° 51' West for 328.66 feet to the Northwest corner of Government Lot 11 of said Section 22; thence South 04° West for 350.00 feet; thence South 4° 00' 00" West, 59.20 feet; thence South 14° 00' 00" East 26.87 feet; thence North 83° 04' 22" East, 690.91 feet to a 5/8" iron rod; thence South 89° 51' East for 9.03 feet to the West right-of-way boundary of Hwy 242; thence Northwesterly along said right-of-way boundary 392.5 feet, more or less to the true point of beginning.

Parcel II:

The NW 1/4 of the NW 1/4 of Section 23, Township 30 South, Range 12 West of the Willamette Meridian, 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.

SECTION 22 T30S R12W W.M.
COOS COUNTY

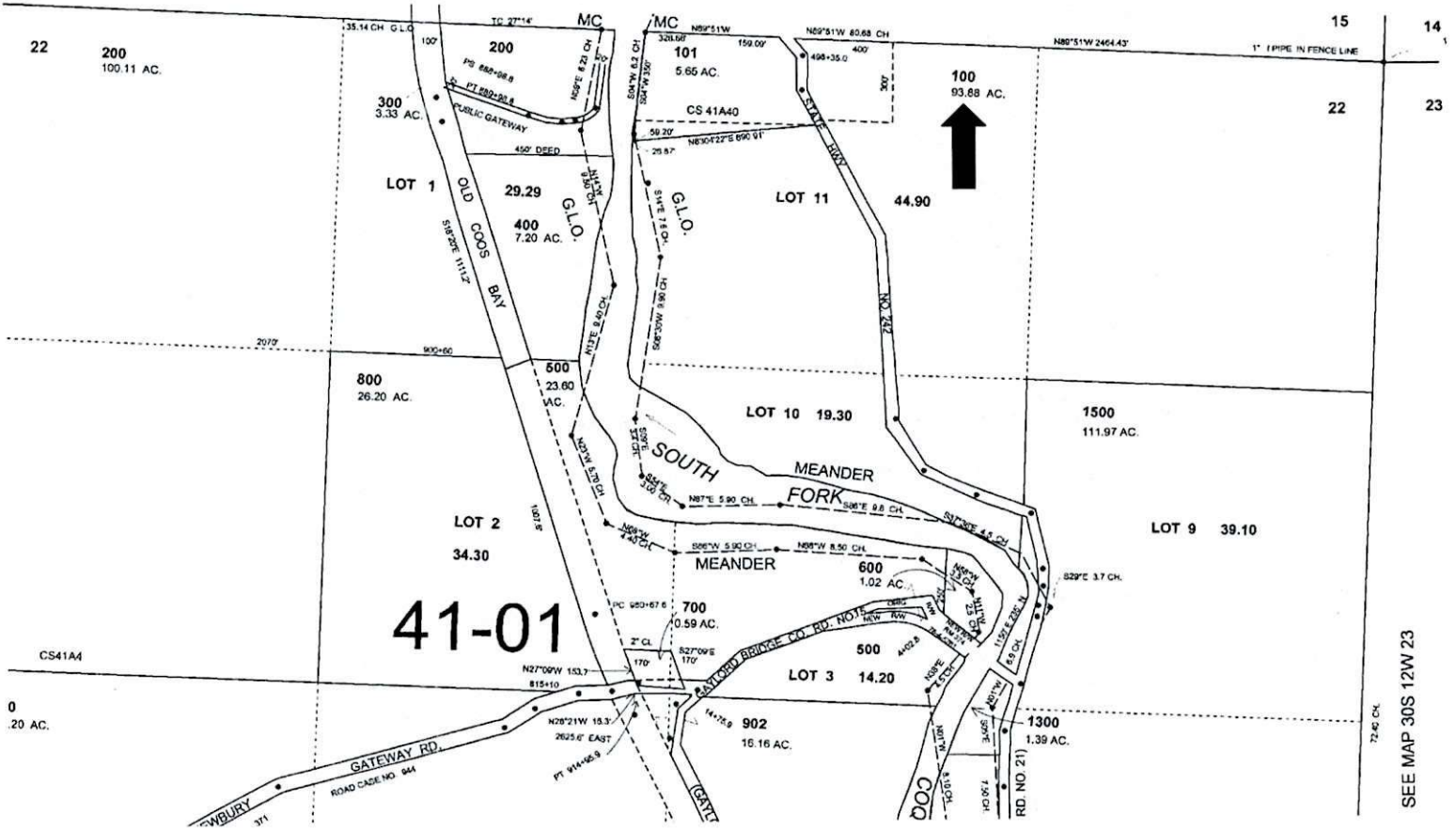
1" = 400'

30S 12W

CANCE

15

SEE MAP 30S 12W 15



SEE MAP 30S 12W 23

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

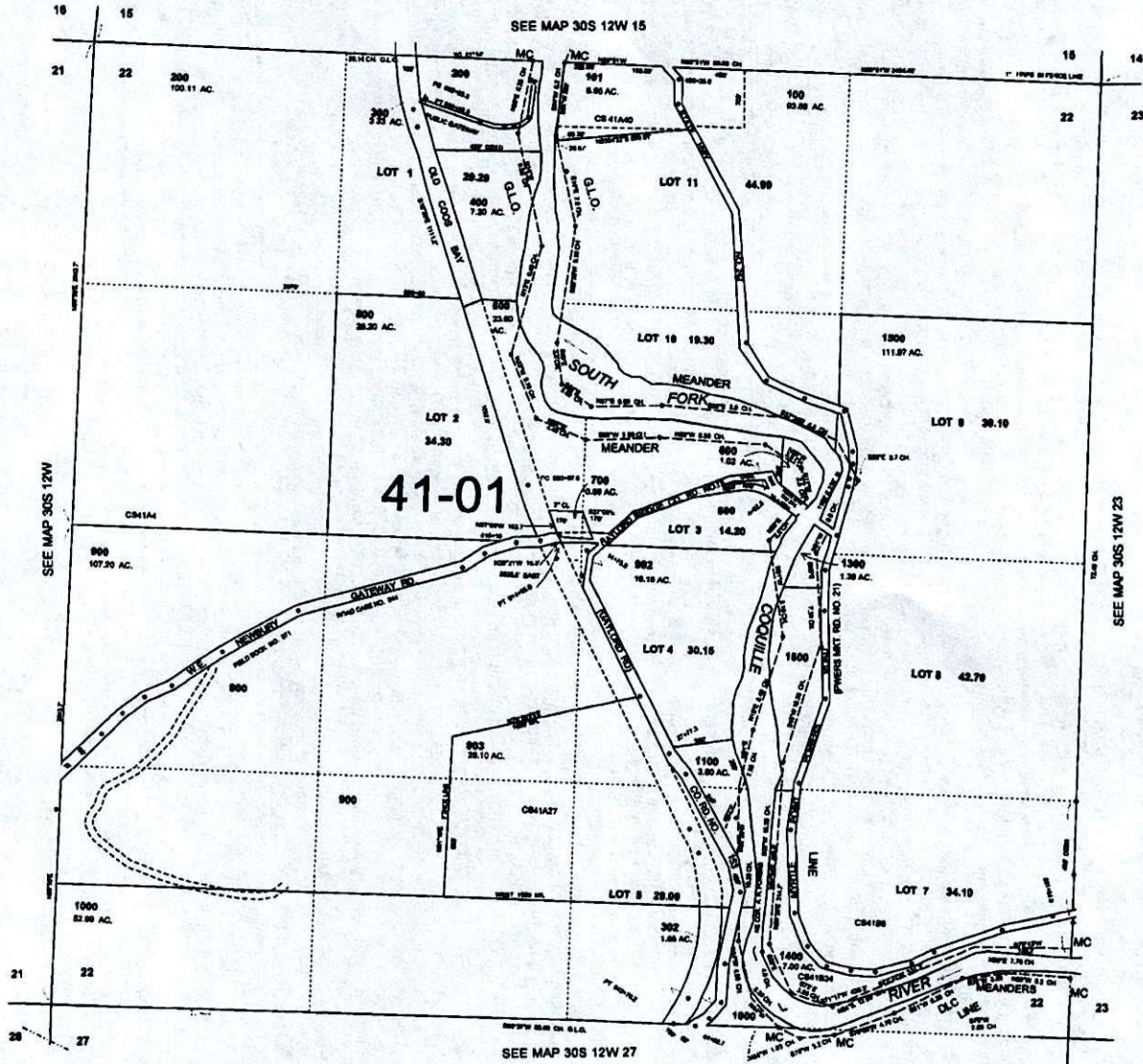
SECTION 22 T30S R12W W.M.
COOS COUNTY

1" = 400'

30S 12W 22

CANCELLED NO.

301
1200
901
303
102



06-26-2010

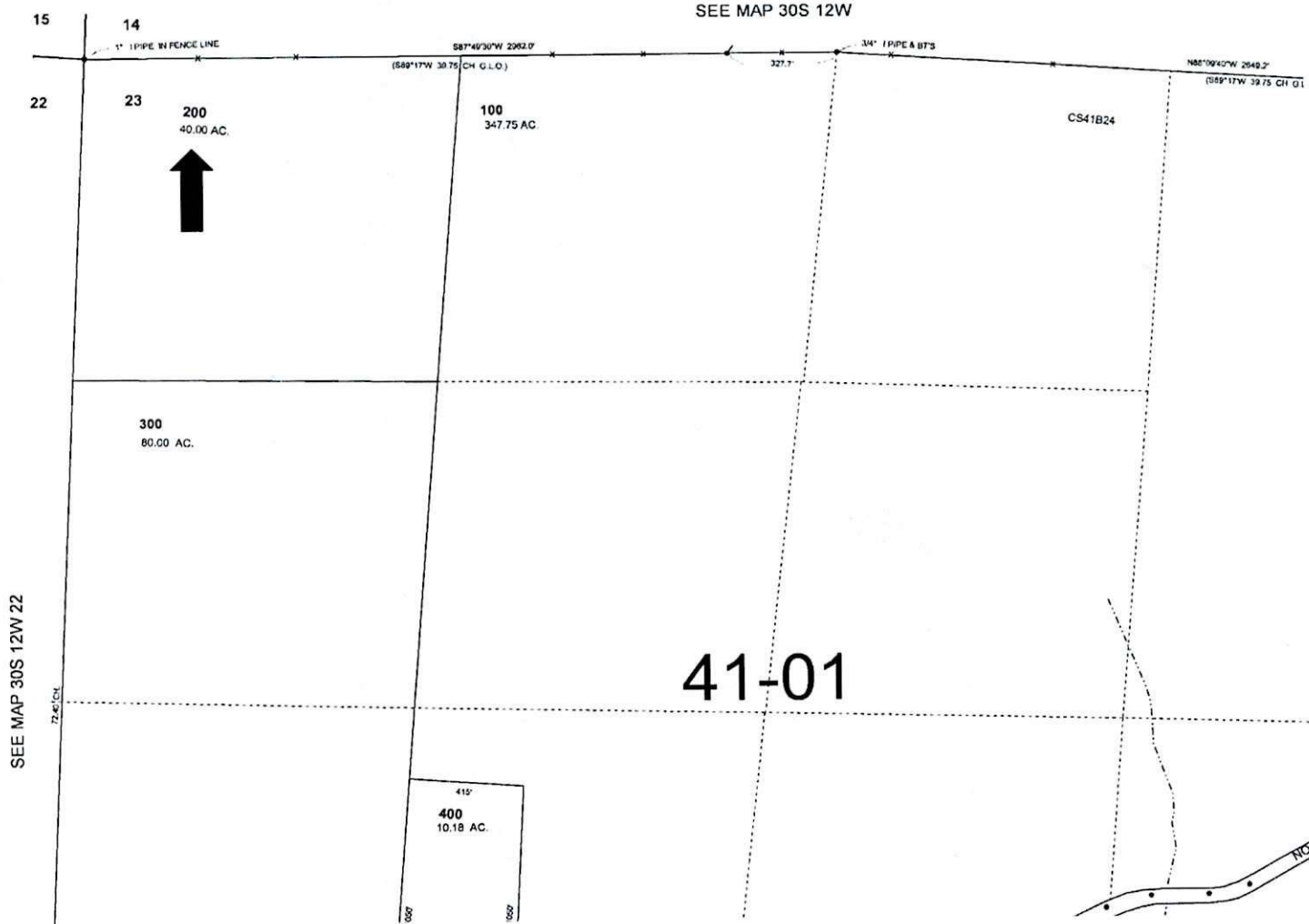
30S 12W 22



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.



THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SECTION 23 T30S R12W W.M.
COOS COUNTY

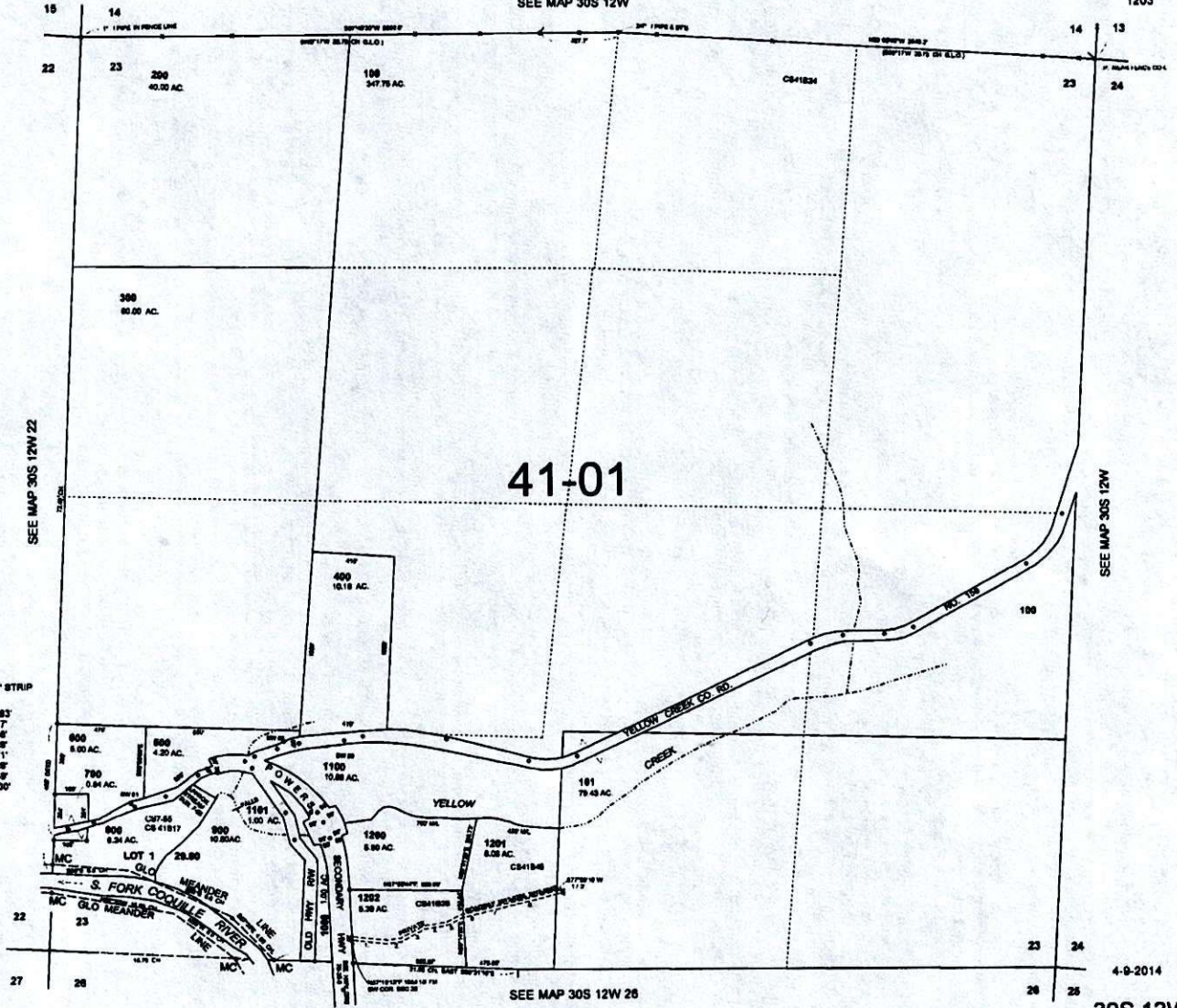
30S 12W 23

CANCELLED NO.

1204
1205
1203

1" = 400'

SEE MAP 30S 12W



- CENTERLINE OF 20' STRIP
TL 1201 & 1302
1. S62°49'37"E 190.83'
 2. N84°11'18"E 78.87'
 3. N80°53'27"E 88.98'
 4. N82°18'04"E 81.25'
 5. N83°18'06"E 62.71'
 6. N78°19'00"E 42.28'
 7. N81°41'50"E 82.38'
 8. N77°09'16"E 385.30'

4-9-2014

30S 12W 23



After recording return to:
Andrew S. Koreiva
805 S. 1st Ave.
Coquille, OR 97423

Until a change is requested all tax statements
shall be sent to the following address:
Andrew S. Koreiva
805 S. 1st Ave.
Coquille, OR 97423

File No.: 7132-1699146 (VRR)
Date: April 29, 2011

THIS SPACE RESERVED FOR RECORDER'S USE

RECORDED BY
FIRST AMERICAN TITLE

STATUTORY WARRANTY DEED

Evelyn J. Thornsberry as to Parcel I, Evelyn J. Thornsberry, Michael J. McWilliam and Tanya M. McWilliam, not as tenants in common but with rights of survivorship, as to Parcel II, Grantor, conveys and warrants to **Andrew S. Koreiva**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$360,000.00**. (Here comply with requirements of ORS 93.030)



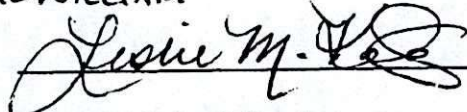
APN: 13099.00

Statutory Warranty Deed
- continued

File No.: 7132-1699146 (VRR)
Date: 04/29/2011

STATE OF California)
County of SONOMA)ss.
)

This instrument was acknowledged before me on this 2ND day of May, 2011
by ~~Mike McWilliams~~ Michael J. McWilliams



Notary Public for California
My commission expires: Nov 8, 2012



APN: 13099.00

Statutory Warranty Deed
- continued

File No.: 7132-1699146 (VRR)
Date: 04/29/2011

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Coos, State of Oregon, described as follows:

PARCEL I:

GOVERNMENT LOT 10 AND 11 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 30 SOUTH, RANGE 12 WEST, OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON.

SAVE AND EXCEPT ANY PORTION LYING WITHIN STATE HIGHWAY 242, COOS COUNTY, OREGON.

EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 30 SOUTH, RANGE 12 WEST, OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON; THENCE NORTH 89° 51' WEST FOR 2464.43 FEET TO THE WEST RIGHT-OF- WAY BOUNDARY OF HWY 242 WHICH IS THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 51' WEST FOR 12.25 FEET TO A 5/8" IRON ROD; THENCE NORTH 89° 51' WEST FOR 159.09 FEET TO 5/8" IRON ROD; THENCE NORTH 89° 51' WEST FOR 328.66 FEET TO THE NORTHWEST CORNER OF GOVERNMENT LOT 11 OF SAID SECTION 22; THENCE SOUTH 04° WEST FOR 350.00 FEET; THENCE SOUTH 4°00'00" WEST, 59.20 FEET; THENCE SOUTH 14°00'00" EAST, 26.87 FEET; THENCE NORTH 83°04'22" EAST, 690.91 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89° 51' EAST FOR 9.03 FEET TO THE WEST RIGHT-OF-WAY BOUNDARY OF HWY 242; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY BOUNDARY 392.5 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

PARCEL II:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 30 SOUTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON.

TAX PARCEL NUMBER: 13099.00 AND 13113.00

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2020

NOT OFFICIAL VALUE

March 27, 2020 8:46:07 am

Account # 1309900
 Map # 30S12220000100
 Code - Tax # 4101-1309900

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name KOREIVA, ANDREW S.

Deed Reference # 2011-3496

Agent

Sales Date/Price 05-02-2011 / \$360,000.00

In Care Of

Appraiser SUSAN VINEYARD

Mailing Address PO BOX 303
 MYRTLE POINT, OR 97458-0303

Prop Class 502 MA SA NH Unit
 RMV Class 500 05 21 RRF 22965-1

Situs Address(s)	Situs City
ID# 2 47063 HWY 242	MYRTLE POINT

Code Area	RMV	MAV	Value Summary		MSAV	RMV Exception	CPR %
			AV	SAV			
4101 Land	27,557					Land	0
4101 Impr.	100,950					Impr.	0
Code Area Total	128,507	41,060	63,518	27,557	22,458		0
Grand Total	128,507	41,060	63,518	27,557	22,458		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown		Size	Land Class	LUC	Trended RMV
						TD%	LS				
4101	2	<input checked="" type="checkbox"/>		EFU	Farm Site	100	A	1.00	AV	006*	2,080
4101	3	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	A	12.30	B3	006*	5,928
4101	4	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	A	9.23	H4	006*	3,212
4101	5	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	A	9.50	H5	006*	1,823
4101	6	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	A	10.60	H6	006*	1,197
4101	7	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	A	20.40	H7-1	006*	1,468
4101	8	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	A	7.49	K3	006*	5,917
4101	9	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	A	10.36	U8	006*	217
4101	10	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	A	13.00	WL	006*	1,715
4101					SITE AMENTIES	100					4,000
Grand Total								93.88			27,557

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown		Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%				
4101	4	2016	341	HAY COVER	100		1,480		10,480
4101	3	2014	303	General Purpose Building	100		1,080		14,070
4101	1	1940	121	One story-Class 2	100		1,044		55,100
4101	2	2013	341	HAY COVER	100		1,728		21,300
Grand Total								5,332	100,950

Code Area	Type	Exemptions/Special Assessments/Potential Liability				
NOTATION(S):						
■ FARM/FOREST POT'L ADD'L TAX LIABILITY FARM						
■ FARM HOMESITE						
4101						
FIRE PATROL:						
■ FIRE PATROL GRAZING		Amount	67.80	Acres	53.88	Year 2020
■ FIRE PATROL TIMBER		Amount	64.41	Acres	40	Year 2020
■ FIRE PATROL SURCHARGE		Amount	47.50			Year 2020

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

27-Mar-2020

KOREIVA, ANDREW S.
 PO BOX 303
 MYRTLE POINT, OR 97458-0303

Tax Account #	1309900	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4101
Situs Address	47063 HWY 242 MYRTLE POINT, OR 97458	Interest To	Apr 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	\$707.85	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$688.58	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$675.19	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$613.95	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$599.97	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$499.55	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$394.66	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$385.41	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$370.55	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$329.66	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$698.47	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$727.64	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$649.01	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$657.28	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$657.74	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$609.11	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$588.38	Nov 15, 2003
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$9,853.00	

**COOS COUNTY ASSESSOR
REAL PROPERTY ACCOUNT NAMES**

3/27/2020 8:47:33 AM

Account # 1309900
Map 30S1222-00-00100
Owner KOREIVA, ANDREW S.
PO BOX 303
MYRTLE POINT, OR 97458-0303

Name		Ownership	Own
Type	Name	Type	Pct
OWNER	KOREIVA, ANDREW S.	OWNER	
OWNER (100%)			
KOREIVA, ANDREW S.			

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2020

NOT OFFICIAL VALUE

March 27, 2020 8:48:15 am

Account # 1311300
Map # 30S12230000200
Code - Tax # 4101-1311300

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr See Record

Mailing Name KOREIVA, ANDREW S.

Deed Reference # 2011-3496

Agent

Sales Date/Price 05-02-2011 / \$360,000.00

In Care Of

Appraiser

Mailing Address PO BOX 303
 MYRTLE POINT, OR 97458-0303

Prop Class 502 **MA** **SA** **NH** **Unit**
RMV Class 500 05 22 RRL 22987-1

Situs Address(s)		Situs City						
Code Area		RMV	MAV	Value Summary		MSAV	RMV Exception	CPR %
				AV	SAV			
4101	Land Impr.	3,071 0					Land Impr.	0 0
Code Area Total		3,071	0	2,644	3,071	2,644		0
Grand Total		3,071	0	2,644	3,071	2,644		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Land Class	LUC	Trended RMV
						TD%	LS	Size			
4101	10	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	A	0.60	H6	006*	67
4101	25	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	A	36.60	H7-1	006*	2,635
4101	30	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	A	2.80	WL	006*	369
Grand Total								40.00			3,071

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):										
■ FARM/FOREST POT'L ADD'L TAX LIABILITY FARM										
4101		FIRE PATROL:								
■ FIRE PATROL TIMBER										
		Amount	64.41	Acres	40	Year	2020			

Comments: FIRE PAT ACRES 40.00

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

27-Mar-2020

KOREIVA, ANDREW S.
 PO BOX 303
 MYRTLE POINT, OR 97458-0303

Tax Account #	1311300	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4101
Situs Address		Interest To	Apr 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	\$86.42	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$82.53	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$80.28	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$76.58	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$72.17	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$68.11	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$66.57	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$65.08	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$63.89	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$61.17	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$58.74	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$60.08	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$51.87	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$51.07	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$54.52	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$48.86	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$45.64	Nov 15, 2003
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$1,093.58	

**COOS COUNTY ASSESSOR
REAL PROPERTY ACCOUNT NAMES**

3/27/2020 8:48:57 AM

Account # 1311300
Map 30S1223-00-00200
Owner KOREIVA, ANDREW S.
PO BOX 303
MYRTLE POINT, OR 97458-0303

Name		Ownership	Own
Type	Name	Type	Pct
OWNER	KOREIVA, ANDREW S.	OWNER	
OWNER (100%)			
KOREIVA, ANDREW S.			

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2020

NOT OFFICIAL VALUE

August 17, 2020 9:21:04 am

Account # 1311300
 Map # 30S12230000200
 Code - Tax # 4101-1311300

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name KOREIVA, ANDREW S.

Deed Reference # 2020-5603

Agent

Sales Date/Price 05-26-2020 / \$0.00

In Care Of

Appraiser

Mailing Address PO BOX 303
 MYRTLE POINT, OR 97458-0303

Prop Class 502 MA SA NH Unit
 RMV Class 500 05 22 RRL 22987-1

Situs Address(s)		Situs City					
Code Area	RMV	MAV	Value Summary		MSAV	RMV Exception	CPR %
			AV	SAV			
4101	Land	3,071				Land	0
	Impr.	0				Impr.	0
Code Area Total		3,071	0	2,644	3,071	2,644	0
Grand Total		3,071	0	2,644	3,071	2,644	0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown				LUC	Trended RMV
						TD%	LS	Size	Land Class		
4101	10	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	A	0.60	H6	006*	67
4101	25	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	A	36.60	H7-1	006*	2,635
4101	30	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	A	2.80	WL	006*	369
Grand Total								40.00			3,071

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

Code Area	Type	Exemptions/Special Assessments/Potential Liability								
NOTATION(S):										
■ FARM/FOREST POT'L ADD'L TAX LIABILITY FARM										
4101	FIRE PATROL:									
	■ FIRE PATROL TIMBER	Amount	64.41	Acres	40	Year	2020			

Comments: FIRE PAT ACRES 40.00

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2020

NOT OFFICIAL VALUE

August 17, 2020 9:23:10 am

Account # 1309900
 Map # 30S12220000100
 Code - Tax # 4101-1309900

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name KOREIVA, ANDREW S.

Deed Reference # 2011-3496

Agent

Sales Date/Price 05-02-2011 / \$360,000.00

In Care Of

Appraiser SUSAN VINEYARD

Mailing Address PO BOX 303
 MYRTLE POINT, OR 97458-0303

Prop Class 502 MA SA NH Unit
 RMV Class 500 05 21 RRF 22965-1

Situs Address(s)	Situs City
ID# 2 47063 HWY 242	MYRTLE POINT

Code Area	RMV	MAV	Value Summary			MSAV	RMV Exception	CPR %
			AV	SAV				
4101 Land	27,557					Land	0	
4101 Impr.	100,950					Impr.	0	
Code Area Total	128,507	41,060	63,518	27,557	22,458		0	
Grand Total	128,507	41,060	63,518	27,557	22,458		0	

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown		Size	Land Class	LUC	Trended RMV
						TD%	LS				
4101	2	<input checked="" type="checkbox"/>		EFU	Farm Site	100	A	1.00	AV	006*	2,080
4101	3	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	A	12.30	B3	006*	5,928
4101	4	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	A	9.23	H4	006*	3,212
4101	5	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	A	9.50	H5	006*	1,823
4101	6	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	A	10.60	H6	006*	1,197
4101	7	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	A	20.40	H7-1	006*	1,468
4101	8	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	A	7.49	K3	006*	5,917
4101	9	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	A	10.36	U8	006*	217
4101	10	<input checked="" type="checkbox"/>		EFU	Farm Use Zoned	100	A	13.00	WL	006*	1,715
4101					SITE AMENTIES	100					4,000
Grand Total								93.88			27,557

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown		Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%				
4101	4	2016	341	HAY COVER	100		1,480		10,480
4101	3	2014	303	General Purpose Building	100		1,080		14,070
4101	1	1940	121	One story-Class 2	100		1,044		55,100
4101	2	2013	341	HAY COVER	100		1,728		21,300
Grand Total								5,332	100,950

Code Area	Type	Exemptions/Special Assessments/Potential Liability					
NOTATION(S):							
■ FARM/FOREST POT'L ADD'L TAX LIABILITY							
FARM							
■ FARM HOMESITE							
4101							
FIRE PATROL:							
■ FIRE PATROL GRAZING		Amount	67.80	Acres	53.88	Year	2020
■ FIRE PATROL TIMBER		Amount	64.41	Acres	40	Year	2020
■ FIRE PATROL SURCHARGE		Amount	47.50			Year	2020



Terri L. Turi, Coos County Clerk

UCC FINANCING STATEMENT AMENDMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Becky 541-464-6700
B. E-MAIL CONTACT AT FILER (optional)
C. SEND ACKNOWLEDGMENT TO: (Name and Address) Northwest Farm Credit Services, FLCA 2222 NW Kline St. Roseburg, OR 97471

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1a. INITIAL FINANCING STATEMENT FILE NUMBER 2011-3497 Filed 5/6/2011	1b. <input checked="" type="checkbox"/> This FINANCING STATEMENT AMENDMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS Filer: attach Amendment Addendum (Form UCC3Ad) and provide Debtor's name in Item 13
2. <input type="checkbox"/> TERMINATION: Effectiveness of the Financing Statement Identified above is terminated with respect to the security interest(s) of Secured Party authorizing this Termination Statement.	
3. <input type="checkbox"/> ASSIGNMENT (full or partial): Provide name of Assignee in item 7a or 7b, and address of Assignee in item 7c and name of Assignor in item 8 For partial assignment, complete items 7 and 9 and also indicate affected collateral in item 8	
4. <input checked="" type="checkbox"/> CONTINUATION: Effectiveness of the Financing Statement Identified above with respect to the security interest(s) of Secured Party authorizing this Continuation Statement is continued for the additional period provided by applicable law	
5. PARTY INFORMATION CHANGE: Check one of these two boxes This Change affects <input type="checkbox"/> Debtor or <input type="checkbox"/> Secured Party of Record AND Check one of these three boxes to: <input type="checkbox"/> CHANGE name and/or address: Complete item 6a or 6b; and item 7a or 7b and item 7c <input type="checkbox"/> ADD name: Complete item 7a or 7b, and item 7c <input type="checkbox"/> DELETE name: Give record name to be deleted in item 6a or 6b	
6. CURRENT RECORD INFORMATION: Complete for Party Information Change – provide only one name (6a or 6b)	
6a. ORGANIZATION'S NAME	
OR 6b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME Andrew
Koreiva	ADDITIONAL NAME(S)/INITIAL(S) S
SUFFIX	
7. CHANGED OR ADDED INFORMATION: Complete for Assignment or Party Information Change – provide only one name (7a or 7b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name)	
7a. ORGANIZATION'S NAME	
OR 7b. INDIVIDUAL'S SURNAME	
INDIVIDUAL'S FIRST PERSONAL NAME	
INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)	
7c. MAILING ADDRESS	CITY
STATE	POSTAL CODE
COUNTRY	
8. <input type="checkbox"/> COLLATERAL CHANGE: Also check one of these four boxes: <input type="checkbox"/> ADD collateral <input type="checkbox"/> DELETE collateral <input type="checkbox"/> RESTATE covered collateral <input type="checkbox"/> ASSIGN collateral Indicate collateral:	
9. NAME OF SECURED PARTY OF RECORD AUTHORIZING THIS AMENDMENT: Provide only one name (9a or 9b) (name of Assignor, if this is an Assignment) If this is an Amendment authorized by a DEBTOR, check here <input type="checkbox"/> and provide name of authorizing DEBTOR	
9a. ORGANIZATION'S NAME Northwest Farm Credit Services, FLCA	
OR 9b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME
ADDITIONAL NAME(S)/INITIAL(S)	
SUFFIX	
10. OPTIONAL FILER REFERENCE DATA:	

M.F.

After Recording Return to:
Farm Credit Services - Roseburg
2222 Northwest Kline Street
Roseburg, OR 97471.

RECORDED BY
FIRST AMERICAN TITLE

1699146

Customer/Note No: 072673-441-999-99

Deed of Trust

THIS DEED OF TRUST IS ALSO INTENDED TO BE A FIXTURE FILING

On May 2, 2011, Andrew S. Koreiva, a single person, hereinafter called Grantors, whose address is

805 South First Ave
Coquille, OR 97423

grant, convey, warrant, transfer and assign to First American Title Insurance Company of Oregon, a corporation, hereinafter called Trustee, whose address is 454 Commercial Avenue, Coos Bay, OR 97420, in trust with power of sale for the benefit of Northwest Farm Credit Services, FLCA, a corporation organized under the Farm Credit Act of 1971, as amended, hereinafter called Beneficiary, whose address is 1700 South Assembly Street, P.O. Box 2515, Spokane, Washington 99220-2515, property in Coos County(ies), State of Oregon, more particularly described as follows:

Real property in the County of Coos, State of Oregon, described as follows:

Parcel I:

GOVERNMENT LOT 10 AND 11 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 30 SOUTH, RANGE 12 WEST, OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON.

SAVE AND EXCEPT ANY PORTION LYING WITHIN STATE HIGHWAY 242, COOS COUNTY, OREGON.

EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 30 SOUTH, RANGE 12 WEST, OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON; THENCE NORTH 89°51' WEST FOR 2464.43 FEET TO THE WEST RIGHT-OF-WAY BOUNDARY OF HWY 242 WHICH IS THE TRUE POINT OF BEGINNING; THENCE NORTH 89°51' WEST FOR 12.25 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°51' WEST FOR 159.09 FEET TO A 5/8" IRON ROD; THENCE NORTH 89°51' WEST FOR 328.66 FEET TO THE NORTHWEST CORNER OF GOVERNMENT LOT 11 OF SAID SECTION 22; THENCE SOUTH 04° WEST FOR 350.00 FEET; THENCE SOUTH 4°00'00" WEST, 59.20 FEET; THENCE SOUTH 14°00'00" EAST, 26.87 FEET; THENCE NORTH 83°04'22" EAST, 690.91 FEET TO A 5/8" IRON ROD; THENCE SOUTH 89°51' EAST FOR 9.03 FEET TO THE WEST RIGHT-OF-WAY BOUNDARY OF HWY 242; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY BOUNDARY 392.5 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

Deed of Trust (072673-441-999-99)

1

COOS COUNTY CLERK, OREGON
TERRI L. TURI, COO, COUNTY CLERK
TOTAL \$71.00

05/06/2011 01:45:41PM
PAGE 1 OF 7

2011 3497



Parcel II:

The Northwest quarter of the Northwest quarter of Section 23, Township 30 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Tax Parcel Number: 13099.00 and 13113.00;

Together with all timber and forest products, produced on the land described herein, along with all products thereof including but not limited to logs, lumber in process and finished stock, and all contracts of conveyance or sale of such timber, forest products and/or other products and any proceeds thereof, all of which is hereby declared appurtenant to the herein mortgaged property;

and including all rents, issues, profits, buildings and improvements thereon and in all tenements, hereditaments, rights, privileges, easements, rights of way and appurtenances, (including without limitation private roads, grazing privileges, water rights, ditches and conduits and rights of way therefor, all plumbing, lighting, heating, cooling, ventilating, elevating, and irrigating apparatus and other equipment and fixtures, now or hereafter belonging to or used in connection therewith), all of which is hereinafter called the "Property."

The following described Note(s), Membership Agreements, security documents and any other documents or instruments signed in connection with the note(s) and security documents and any amendments thereto are collectively called the "Loan Documents." "Advances" shall include any amounts provided to Grantors under the terms of the Loan Documents and any amounts expended by Beneficiary to protect the Property or enforce its rights under the Loan Documents. This conveyance is intended to secure performance of the covenants and agreements contained herein, and in any Loan Documents, and payment of the indebtedness under the terms of the Note(s) made by Grantors to the order of Beneficiary, with interest and charges as provided therein and in the Loan Documents, and any extensions, modifications or renewals thereof.

DATE OF NOTE	PRINCIPAL AMOUNT	FINAL INSTALLMENT DATE
May 2, 2011	\$280,000.00	June 1, 2031

The terms of the Note(s) and Loan Documents, described above, provide that the interest rate, payment terms or amounts due may be indexed, adjusted, renewed or renegotiated.

Grantors and each of them REPRESENT, WARRANT, COVENANT and AGREE:

1. That they have title to the Property free from encumbrances, except as described above, they have good right and lawful authority to convey and encumber the same; they will warrant and defend the same forever against the lawful claims and demands of all persons whomsoever; and they agree this covenant shall not be extinguished by foreclosure or other transfers. Grantors authorize Beneficiary to file a financing statement and any continuations thereof, describing any personal property or fixtures described herein, without further signature by Grantor.
2. That this deed of trust also constitutes a Security Agreement granting Beneficiary a security interest in any and all personal property described above.
3. To keep all buildings and other improvements, now or hereafter existing, in good repair; not to remove or demolish or permit the removal or demolition of any building or other improvement; to restore promptly in a good and workmanlike manner, any building or improvement, which may be damaged or destroyed; to maintain and cultivate the Property in a good and husbandlike manner; not to change or permit change in the use of the Property; and not to do anything which would reduce the value of the Property; and Beneficiary shall have the right to enter upon the Property to make full inspection of the Property.

Deed of Trust (072673-441-999-99)

2

conveyed or waived to Trustee or Beneficiary, together with any additions, renewals, replacements or substitutions thereof; if any portion of the Grazing Rights is a leasehold interest in state lands, such leasehold shall be considered to be real property; such leasehold and all other real property portions of the Property constitute a single operating unit; and in the event of foreclosure, Beneficiary shall have the right to have such leasehold and the other real property sold as a unit and not in parcels; any statements and representations in any applications for Grazing Rights are true and correct; Grantors have received no notice that the Grazing Rights have or are to be terminated, cancelled or modified; and any termination or cancellation of any of the Grazing Rights shall constitute an event of default under this deed of trust.

11. To execute any instrument deemed necessary by the Beneficiary to assign, convey or waive such Grazing Rights to the Trustee; to pay all fees and charges, and to perform all acts and things necessary to preserve and keep in good standing the Grazing Rights; to take no action which would adversely affect the Grazing Rights; to procure renewals of the Grazing Rights upon or prior to their expiration date; to operate the lands covered by the Grazing Rights in conjunction with the other real estate portion of the Property and not to convey or attempt to convey either separately; to forward to Beneficiary copies of any notices received by Grantors regarding the Grazing Rights; and in the event of foreclosure of this deed of trust, to waive all claims for preference in the Grazing Rights upon demand from the purchaser of the Property at Trustee's or foreclosure sale, or from any successor to such purchaser.
12. That if the Property is within an irrigation block and/or subject to water service contract(s) governed by the provisions of "Federal reclamation law," and the regulations issued thereunder, Grantors shall comply with the terms and provisions of said laws, regulations and contracts; Grantors, and each of them, for themselves, their heirs, successors and assigns, hereby appoint Beneficiary their attorney-in-fact to select and designate the portion of the property to be subject to a recordable contract, in the event Grantors become subject to the excess land limitation; if Grantors fail to comply with the terms of said law, regulations or contracts, or if the delivery of water for the irrigation of the Property is discontinued in whole or in part, Grantors shall be in default; in the event the Bureau of Reclamation determines that continued drainage maintenance on the Property is no longer feasible, and Grantors purchase other lands offered as a preference purchase right (as an adjustment for wetlands), Grantors shall execute a supplemental deed of trust on such lands in favor of the Beneficiary; and failure to execute such deed of trust on demand, shall constitute an event of default.
13. That in the event of default in any of the covenants or agreements herein, or in any of the Loan Documents, Beneficiary may, at its option, perform the same, in whole or in part; any advances, attorney fees or costs, paid or incurred by Beneficiary to protect or enforce its rights under the Loan Documents, in bankruptcy, appellate proceedings or otherwise, shall be payable on demand and shall become a part of the obligation secured by this deed of trust.
14. That the indebtedness and obligations secured by this deed of trust are personal to the Grantors and are not assignable by Grantors; Beneficiary relied upon the credit of Grantors, the interest of Grantors in the Property and the financial market conditions then existing when making this loan; if Grantors sell, transfer or convey or contract to sell, transfer or convey the Property, or any portion thereof, or if the ownership of any corporation or partnership, owning all or any portion of the Property shall be changed either by voluntary or involuntary sale or transfer or by operation of law, without prior written consent of Beneficiary, or if Grantors default in the payment of the indebtedness, or with respect to any warranty, covenant or agreement in the Loan Documents or if a receiver or trustee for any part of the Property is appointed, or if any proceedings under the bankruptcy or insolvency laws is commenced by or against Grantors, or if Grantors become insolvent, or if any action is commenced to foreclose or enforce a lien on any portion of the Property, then, Grantors shall be in default hereunder.
15. That time is of the essence and in the event of default, at Beneficiary's option, the entire indebtedness secured hereby shall forthwith become due and payable and bear interest at the rate set forth in the Loan Documents for delinquent payments; Beneficiary shall have the right to foreclose the lien of this deed of trust or to direct Trustee, in writing, to foreclose this deed of trust by notice and sale, to have a receiver appointed in any court proceeding, to collect any rents, issues and profits from the Property and to deliver them to Beneficiary to be

Deed of Trust (072673-441-999-99)

4

applied as provided above and to exercise any rights and remedies available under the Uniform Commercial Code for the state in which the property is located; and reasonable notice if required by such Code shall be five (5) days.

16. That Beneficiary may from time to time, in writing and without further notice or consent, release any person from liability for payment of any of the indebtedness or extend the time or otherwise alter the terms of payment of any of the indebtedness; and Trustee may, with written consent of Beneficiary, at any time and from time to time, and without affecting the liability of any person:
 - a. Join in any subordination or other agreement affecting this deed of trust or lien or charge thereof.
 - b. Reconvey, without warranty, any or all of the Property.
17. That after all sums secured hereby have been paid, upon receipt of the deed of trust and note and payment of its fees, Trustee shall reconvey without warranty the Property, as provided by law. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto."
18. That, in the event of foreclosure of this deed of trust by notice and sale, the power of sale shall be exercised by the Trustee according to and under the authority of the law pertaining to deeds of trust then in effect in the state in which the Property is situated; Trustee shall deliver to purchaser its deed, without warranty, containing recitals demonstrating compliance with the requirements of such law.
19. To surrender possession of such premises within the time period provided by law; in the event Beneficiary is purchaser of the Property and possession is not delivered, as provided by law, to pay Beneficiary the costs and the expenses, including reasonable attorney fees, incurred in any suit or action by Beneficiary to obtain possession of the premises.
20. That Trustee accepts this trust when this deed, duly executed and acknowledged is recorded as provided by law; any Trustee lawfully appointed by Beneficiary as a substitute or successor Trustee shall succeed to all the powers and duties of the Trustee named herein; Trustee is not obligated to notify any party hereto of the pending sale under any other deed of trust or any action or proceeding in which Grantors, Trustee, or Beneficiary shall be a party unless such action or proceeding is brought by Trustee.
21. That as used herein, the term "deed of trust" shall be synonymous with the terms "trust indenture" and "trust deed"; the term "Grantors" shall be synonymous with the term "Trustors" as used in any of the laws of the state in which the Property is situated; the term "Beneficiary" shall mean the holder and owner of any Note secured hereby, or if any Note(s) has been pledged, the pledgee thereof.
22. That the failure of Beneficiary to exercise any right or option provided herein, at any time shall not preclude Beneficiary from exercising any of such rights at any other time; the covenants and agreements contained herein shall be binding on and inure to the benefit of the parties and their respective heirs, successors and assigns; all rights conferred on Beneficiary or on Trustee are cumulative and additional to any rights conferred by law; and if any provision is found to be invalid or unenforceable, such invalidity or unenforceability shall not affect any other provision hereof and the deed of trust shall be construed as though such provision had been omitted.
23. That Grantors and each of them join in this instrument for the purpose of subjecting each of their right, title and interest, if any, in the Property, whether of record or otherwise and including any right to possession, to the lien of this deed of trust.
24. That Grantors warrant that Grantors' state of residence is the State of Oregon and Grantors' exact legal name is as set forth in the first paragraph of this Deed of Trust.
25. That the term "Timber Lands" as hereinafter used refers to that part of the Property now maintained and operated primarily for the production of timber;

Deed of Trust (072673-441-999-99)

5

COOS COUNTY CLERK, OREGON
TERRI L. TURI, CCC, COUNTY CLERK
TOTAL \$71.00

05/08/2011 01:45:41PM
PAGE 5 OF 7

2011 3497



26. That the Timber Lands shall be operated for their highest and best use as timberlands, having due regard to soil conditions, stand arrangements and other factors relevant to the conduct of sound silvicultural and harvesting practices;
27. That all measures shall be taken which are reasonably necessary to protect the Timber Lands from loss by fire, which measures shall be at least equal to fire-control practices generally followed on timber-producing property in the same general area, including the adoption of suitable prevention and control measures, the maintenance of adequate fire-fighting equipment, proper disposal of slash, maintenance of an adequate system of roads and roadways to permit access for mobile fire fighting equipment to all parts of the Timber Lands;
28. That in accordance with sound silvicultural practices all reasonable and effective measures shall be taken to prevent the development of and to control the spread of disease and insect infestation on the Timber Lands;
29. That the Timber Lands shall be marked to indicate the boundaries thereof in a conspicuous manner satisfactory to the Beneficiary; such markings shall be renewed from time to time as may be necessary to clearly maintain public notice of boundaries; and Grantors shall cause the Timber Lands to be inspected for the purpose of preventing trespass of any type or nature, including unauthorized cutting of timber;
30. That no contract wherein the buyer is granted the privilege of entry upon the Timber Lands from cutting and removing timber shall be made without prior written approval of the Beneficiary;
31. That all cutting operations shall be conducted in such a manner as to realize the greatest return from the individual tree and from the timber stand, to effect suitable utilization of the Timber Lands, to assure the early and complete regeneration of stands of desirable timber, and to bring about their optimum growth; all trees shall be cut as close to the ground as practicable; all desirable trees which are not at the time being harvested, including young trees, shall be protected against unnecessary injury from felling, skidding and hauling; and all reasonable measures shall be used to prevent soil erosion including the proper location of skid ways and roads;
32. That to the extent economically feasible, all trees which are dead, diseased, fallen or otherwise damaged, shall be salvaged in accordance with sound silvicultural practices; any timber salvaged shall be applied as provided below hereof; and use of any salvage, except as provided below, shall be subject to the prior written approval of the Beneficiary;
33. Not to cut or remove, nor to permit the cutting or removal of timber from the Timber Lands, without the prior written consent of the Beneficiary; except if Grantors are not in default under any of the terms of the Loan Documents, Grantors, without prior consent, may cut timber for use on the Timber Lands (and not for resale) for the purposes of repair, replacement, and construction of improvements, including bridges and fences, and for fuel; only trees not of merchantable quality and without reasonable prospect of becoming such quality may be used for fuel, and no timber shall be cut for such other purposes until timber cut or removed in salvage or thinning operations shall have been used to the fullest extent practicable;
34. That these provisions shall control, if any provisions contained herein, shall conflict or appear to conflict with any other portion of the deed of trust.

ORAL AGREEMENTS OR ORAL COMMITMENTS TO LOAN MONEY, EXTEND CREDIT, OR TO FORBEAR FROM ENFORCING REPAYMENT OF A DEBT ARE NOT ENFORCEABLE UNDER WASHINGTON LAW.

X 
Andrew S. Koreiva

Deed of Trust (072673-441-999-99)

6

STATE OF OR)
County of Coos)ss.

On this 6 day of May, 2011, before me personally appeared Andrew S. Koreiva, known to me to be the Individual described in and who executed the within instrument, and acknowledged that he/she executed the same as his/her free act and deed.



Vicki Rossback
Printed name VICKI ROSSBACK
Notary Public for the State of OR
Residing at Coos Bay
My commission expires 7/11/11

Beneficiary acknowledges that this deed of trust is subject to a security interest in favor of CoBank, ACB (Bank) and by its acceptance hereof and pursuant to and in confirmation of certain agreements and assignments by and between Beneficiary and Bank, does assign, transfer and set over the same unto Bank, its successors and assigns, to secure all obligations of Beneficiary to Bank, provided that pursuant to such agreements and assignments Beneficiary has authority to perform all loan servicing and collection actions and activities hereunder, including without limitation thereto, releasing in whole or in part and foreclosing judicially or otherwise this deed of trust until the Bank, by instrument recorded in the office in which this deed of trust is recorded, revokes such authority.

Deed of Trust (072673-441-999-99)
7

Board of Directors, duly and legally adopted, has caused these presents to be signed by its President and its Secretary, and its Corporate Seal to be hereunto affixed this 12th. day of May, A. D. 1941.

Executed in the presence of: _____
(Corporate Seal)

EMPIRE DEVELOPMENT COMPANY
By L. J. Simpson, President
EMPIRE DEVELOPMENT COMPANY
By W. G. Robertson, Secretary

STATE OF OREGON
COUNTY OF COOS SS: On this 12th day of May, 1941, before me appeared L. J. Simpson and W. G. Robertson, both to me personally known, who being duly sworn, did say that he, the said L. J. Simpson, is the President, and he the said W. G. Robertson is the Secretary, of Empire Development Company, the within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and said L. J. Simpson and W. G. Robertson acknowledged said instrument to be the free act and deed of said Corporation.

I have hereunto set my hand and affixed my official seal, this the day and year first in this my certificate written.

H. H. Hull
Notary Public for State of Oregon
My Commission expires June, 23, 1944.
(Notarial Seal)

Recorded May 13, 1941, 3:45 P. M.
L. W. Oddy, County Clerk

385- KNOW ALL MEN BY THESE PRESENTS, that I, C. Carman do hereby grant unto John C. Carman, a right of way from the Myrtle Point, Powers Highway to the property of the said John C. Carman located in Section 14, 11, 15 and 10, in Township 30 South of Range 12 W. W. M., the said right of way to pass over the most practicable route from said highway to the said farm of the said John C. Carman. The land over which this right of way is to pass is described as Lot 3 and the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 15, Tp. 30 S. R. 12 W. W. M. and is to be used by the said John C. Carman and his heirs and assigns forever, and is given in consideration of the payment of \$1.00 and other valuable considerations.

This conveyance is intended to grant unto the said John C. Carman, a right of way and to induce the Federal Land Bank of Spokane to grant a loan unto the said John C. Carman on his farm above described.

In Witness Whereof, I have hereunto set my hand and seal this 3rd day of April, 1941.

Witness: J. E. Axtell,
U. D. Powell

C. Carman (seal)

STATE OF OREGON
COUNTY OF COOS SS: BE IT REMEMBERED, That on this 3rd day of April, 1941, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named C. Carman who is known to me to be the identical person described in and who executed the within instrument, and acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein named.

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

J. E. Axtell
Notary Public for Oregon
My Comm. exp. 3/19/1943
(Notarial Seal)

Recorded May 14, 1941, 9:30 A. M.
L. W. Oddy, County Clerk

D-139

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

Recorded April 6, 1936 at 10:15 A.M.
L. W. Oddy, County Clerk

W. G. Ross
Notary Public in and for said County and State
My Commission expires _____
(Notarial Seal)

51645- BARGAIN, SALE AND QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That Coos County, a municipal corporation of the State of Oregon, in consideration of the sum of twenty and no/100 Dollars, (\$20.00) and other valuable consideration to it in hand paid by Kirke E. Lawrence and Zella L. Lawrence, husband and wife, does hereby remise, release and forever quitclaim unto the said Kirke E. Lawrence and Zella L. Lawrence, husband and wife, and/or the survivor of either, and unto their heirs and assigns, all its right, title and interest in and to the following described parcel of real estate, together with the tenements, hereditaments and appurtenances, situated in the County of Coos, State of Oregon, to-wit:

Beginning at the S.W. corner of Lot one of Block 15 Coos Bay Plat "F" Addition to North Bend, Coos County, Oregon; thence running 81.12 feet South, thence 200 feet East parallel with the south line of Lots 1, 2, 3 and 4; of said Block 15; thence 77.31 feet North to the S. E. corner of Lot 4 of said Block 15, Coos Bay Plat "F"; thence 200 feet west along the south line of Lots 1, 2, 3 and 4 of Block 15, Coos Bay plat "F", to the place of beginning, containing .35 acres more or less, all in North Bend, Coos County, Oregon.

TO HAVE AND TO HOLD the same unto the said Kirke E. Lawrence and Zella L. Lawrence, husband and wife, and/or the survivor of either and unto their heirs and assigns forever.

IN WITNESS WHEREOF, said Coos County, a municipal corporation of the State of Oregon has hereunto caused its corporate seal to be affixed and these presents to be signed by the County Judge and County Commissioners of Coos County, Oregon, this _____ day of January-1936.
Executed in the presence of:

COOS COUNTY, a municipal corporation of the State of Oregon.
By Hugh McLain, County Judge
By Charles Doane,
R. H. Lawhorn, County Commissioners

STATE OF OREGON:
COUNTY OF COOS : ss BE IT REMEMBERED, that on this 6 day of April 1936, before me, the undersigned County Clerk in and for said County and State, personally appeared the within named Hugh McLain, duly qualified and elected County Judge for Coos County, Oregon, and Charles Doane and R. H. Lawhorn, duly qualified and elected County Commissioners for the County of Coos State of Oregon, 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 for and on behalf of Coos County, Oregon.

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

Recorded April 6, 1936 at 11:55 A.M.
L. W. Oddy, County Clerk

L. W. Oddy, County Clerk for Coos County, Oregon
By Georgianna Vaughan, Deputy
(Official Seal)

51646-

STATE OF OREGON:
COUNTY OF COOS : ss THIS INDENTURE, Made this 11th day of October A.D. 1935, between Wm. F. Howell, as Sheriff of Coos County, State of Oregon, party of the first part, and Coos County, a body politic and corporate, and one of the duly organized counties of the State of Oregon, party of the second part.

125-0237
 WITNESSETH: That whereas at a public sale of real estate held and commenced on the 5th day of October A.D.1935, and continued from day to day, Sundays excepted, between the hours of ten o'clock in the morning and four o'clock in the afternoon to and on the 11th day of October A.D.1935, pursuant to a real estate tax judgment and decree of the Circuit Court of the State of Oregon, for the County of Coos, duly made and given by said Circuit Court on the 17th day of September A.D.1935, and duly entered by the Clerk of said Circuit Court on said day in Volume 26 of the Circuit Court Journal of Coos County, Oregon, commencing on page 223 thereof and ending on page 304 thereof, and being a cause wherein Coos County, a body politic and corporate of the State of Oregon, was Plaintiff and C. A. Noble, Fred Karl C. G. Falwell, and others, were defendants, being case number 10684 of said Circuit Court and pursuant to an order of sale duly given and made in said Court and cause on the 24th day of September A.D.1935, and duly entered in Volume 26 of the Circuit Court Journal of Coos County, Oregon, commencing on page 223 thereof and ending on page 304 thereof, and after having first given due notice of the time and place of said sale; and

WHEREAS, at said sale no bidder appeared who paid or offered to pay on any of the lots or tracts of real property hereinafter described the full amount of taxes, penalties, interest and costs for which judgment was rendered as above stated on any such respective tract or lot, together with all taxes, penalties, interest and costs for all subsequent years due on such respective tract and lot of said real property at the date of sale; and whereas no bidder appeared who offered to pay any of the taxes, penalties, interest or costs or any portion thereof for any year or years subsequent to the year or years for which said judgment and decree was given, on any of said respective tracts and lots of said real property and due at the date of sale; and

WHEREAS, at said sale no other bids were received for any of the tracts or lots of real property hereinafter described from any person or persons who offered to pay the sums required by law to be paid by the purchaser at a tax sale on ANY such tracts or lots hereinafter described; and

WHEREAS, no lawful bids were received by the Sheriff of said Coos County, Oregon, from any person and no lawful bidder appearing on any of said property hereinafter described, the said County of Coos, State of Oregon, thereupon became and was by me considered a bidder for the full area of each tract and lot hereinafter described to the amount of all taxes, penalties, interest and costs due thereon and accordingly in pursuance of said order of said Court and of the laws of the State of Oregon, and for and in consideration of the respective sums of money hereinafter stated and set after the respective tracts and lots mentioned, lawful money of the United States, the said sums being the several amounts of the several judgments and decrees duly given and made against each respective tract and lot together with interest thereon from the date of judgment to the date of sale, as hereinabove mentioned and for and in consideration of the amount of all taxes, penalties, interest and costs due against each tract and lot respectively, the same being the amount Coos County was considered by me as bidding for the full area of each such respective tract and lot, and which it did in default of other lawful bidders, duly bid at such sale for each tract and lot, all to me in hand paid, the receipt whereof is hereby acknowledged, I have this day sold to Coos County, Oregon, aforesaid, the following described real property, and which is particularly described as follows, to-wit:

D-125

SE $\frac{1}{4}$ SW $\frac{1}{4}$	32	30	11	20.11
S $\frac{1}{2}$ NE $\frac{1}{4}$	33	30	11	19.60
E $\frac{1}{2}$ SW $\frac{1}{4}$	33	30	11	32.26
SE $\frac{1}{4}$	33	30	11	66.24
NW $\frac{1}{4}$ NE $\frac{1}{4}$	33	30	11	15.82
SW $\frac{1}{4}$ SW $\frac{1}{4}$	33	30	11	15.16
NW $\frac{1}{4}$ SW $\frac{1}{4}$	33	30	11	15.16
E $\frac{1}{2}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$	34	30	11	70.92
SE $\frac{1}{4}$ SE $\frac{1}{4}$	34	30	11	22.60
E $\frac{1}{2}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$	36	30	11	168.98
Lot 3	3	30	12	31.11
S $\frac{1}{2}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$	3	30	12	118.18
W $\frac{1}{2}$ SW $\frac{1}{4}$	3	30	12	45.17
E $\frac{1}{2}$ SE $\frac{1}{4}$	4	30	12	38.63
SE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$	9	30	12	101.84
W $\frac{1}{2}$ NW $\frac{1}{4}$	10	30	12	10.43
E $\frac{1}{2}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$	12	30	12	3118.13
N $\frac{1}{2}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$	12	30	12	453.17
All mineral & mineral oil on				
N $\frac{1}{2}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$	14	30	12	143.67
Tbr. on E $\frac{1}{2}$ SE $\frac{1}{4}$ W $\frac{1}{2}$ SW $\frac{1}{4}$	14	30	12	2.94
All mineral & mineral oil on				
lots 3, 4, 5, 6, 8, & W $\frac{1}{2}$ SW $\frac{1}{4}$	16	30	12	50.95
E $\frac{1}{2}$ SE $\frac{1}{4}$	17	30	12	14.82
Lot 5, S $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ less sold to				
F. D. Medlock	22	30	12	101.55
All mineral & mineral oil on NE $\frac{1}{4}$ -S $\frac{1}{2}$ NW $\frac{1}{4}$	23	30	12	61.74
All mineral & mineral oil on N $\frac{1}{2}$ SE $\frac{1}{4}$	23	30	12	20.82
All mineral & mineral oil on NE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$	23	30	12	16.32
Timber on W $\frac{1}{2}$ SE $\frac{1}{4}$	29	30	12	124.52
Timber on NW $\frac{1}{4}$ NW $\frac{1}{4}$	29	30	12	57.16
S $\frac{1}{2}$ SE $\frac{1}{4}$	31	30	12	71.57
N $\frac{1}{2}$ NE $\frac{1}{4}$	33	30	12	82.32
Lot 4 less 1 ac RRR of W	34	30	12	3.97
all mineral & mineral oil on				
lot 15	34	30	12	10.01
SW $\frac{1}{4}$ SW $\frac{1}{4}$	4	30	13	83.86
Lot 4	6	30	13	7.19
SE $\frac{1}{4}$	7	30	13	136.67
S $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$	9	30	13	224.31
N $\frac{1}{2}$ SE $\frac{1}{4}$	9	30	13	56.40
SW $\frac{1}{4}$ SW $\frac{1}{4}$	9	30	13	6.87
Timber on E $\frac{1}{2}$ E $\frac{1}{4}$	10	30	13	21.83
NW $\frac{1}{4}$ SE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$	11	30	13	32.59
N $\frac{1}{2}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$	11	30	13	43.83
SE $\frac{1}{4}$ NW $\frac{1}{4}$ & S $\frac{1}{2}$ NE $\frac{1}{4}$	11	30	13	87.19
NE $\frac{1}{4}$ SE $\frac{1}{4}$	11	30	13	17.65
SW $\frac{1}{4}$ NW $\frac{1}{4}$	12	30	13	29.37
NE $\frac{1}{4}$ NW $\frac{1}{4}$	13	30	13	15.87
NE $\frac{1}{4}$ SW $\frac{1}{4}$	13	30	13	50.25
S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$	14	30	13	8.49
N $\frac{1}{2}$ SW $\frac{1}{4}$	14	30	13	8.27
S $\frac{1}{2}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$	15	30	13	71.30
Und $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$	18	30	13	9.73
Und $\frac{1}{2}$ W $\frac{1}{2}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$	19	30	13	35.89
N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$	20	30	13	9.31
NW $\frac{1}{4}$ SW $\frac{1}{4}$	24	30	13	237.43
SE $\frac{1}{4}$	27	30	13	60.80
NE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$	28	30	13	27.20
SE $\frac{1}{4}$ SW $\frac{1}{4}$	1	30	14	41.45
SW $\frac{1}{4}$ SE $\frac{1}{4}$	1	30	14	41.45
Timber on SE $\frac{1}{4}$ SW $\frac{1}{4}$	1	30	14	12.53
Lots 2, 3, 4	2	30	14	32.25
Lots 3 & 4	4	30	14	24.76
Lot 4	5	30	14	73.90
Lot 1	5	30	14	12.12
SW $\frac{1}{4}$	11	30	14	31.09
White cedar timber on E $\frac{1}{2}$ NE $\frac{1}{4}$	11	30	14	7.16
N $\frac{1}{2}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$	12	30	14	99.28
Timber on N $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$	12	30	14	30.38
SE $\frac{1}{4}$ NE $\frac{1}{4}$	13	30	14	26.58
NE $\frac{1}{4}$	14	30	14	214.16
SR $\frac{1}{4}$ NW $\frac{1}{4}$ & N 39 rds of E $\frac{1}{2}$ SW $\frac{1}{4}$	23	30	14	16.88
Land des vol 91, deeds, page 178	1	30	15	15.45
Land des vol 106 deeds page 176	1	30	15	16.00
W $\frac{1}{2}$ SW $\frac{1}{4}$	2	30	15	10.50
NE $\frac{1}{4}$ NE $\frac{1}{4}$	10	30	15	5.49
SE $\frac{1}{4}$ NE $\frac{1}{4}$	10	30	15	5.51
NW $\frac{1}{4}$ NW $\frac{1}{4}$	11	30	15	15.34
SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$	15	30	15	33.65
NE $\frac{1}{4}$ NW $\frac{1}{4}$	22	30	15	28.11
Lots 3 & 4 SE $\frac{1}{4}$ NW $\frac{1}{4}$	3	31	11	14.81
SW $\frac{1}{4}$ NW $\frac{1}{4}$	3	31	11	14.55
Lots 3 & 4, S $\frac{1}{2}$ NW $\frac{1}{4}$	4	31	11	80.17
Timber on lot 3	6	31	11	24.54
NE $\frac{1}{4}$ NW $\frac{1}{4}$	10	31	11	6.90
All mineral & mineral oil on NE $\frac{1}{4}$ SW $\frac{1}{4}$,				
Lot 3-SE $\frac{1}{4}$	18	31	11	54.76
SE $\frac{1}{4}$ SW $\frac{1}{4}$	20	31	11	242.01
That portion of W $\frac{1}{2}$ SE $\frac{1}{4}$ which lies on				
left or Western bank of S Fork of				
Coquille river, not sold Calvin Gant	30	31	11	6.77
All mineral & mineral oil on W $\frac{1}{2}$ NE $\frac{1}{4}$	31	31	11	18.72
All mineral & mineral oil on Lot 11	3	31	12	6.88
Timber only on SE $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$	5	31	12	40.94
Lot 1, SE $\frac{1}{4}$ NE $\frac{1}{4}$	6	31	12	42.05
Lot 2	6	31	12	22.36
NE $\frac{1}{4}$	8	31	12	132.57

17	7	.95
18	7	.95
9	8	2.11
3	11	1.32
4	11	1.32
5	11	1.67
9	11	5.66
10	11	5.66
11	11	2.40
12	11	2.40
17	11	2.40
3	12	.60
4	12	.60
6	12	.60
1	18	1.65
4	18	1.32
6	18	3.18

All in Plat of Charleston, Coos County, Oregon, according to the plat on file and of record in the office of the County Clerk of Coos County, Oregon.

Lot	Block	Amount of Judgment, Decree & Interest
1	1	4.45
2	1	41.06

All in Townsite of Seaport, Plat A, Coos County, Oregon, according to the plat on file and of record in the office of the County Clerk of Coos County, Oregon.

All lots set forth in any or all of the foregoing descriptions, towns, cities, plats, additions or townsites, in groups, include both the first and last-mentioned lot in each and every such respective group; and each such town, city, plat, addition or townsite above-mentioned is according to the plat on file and of record in the office of the County Clerk, Coos County, Oregon.

All in the County of Coos and State of Oregon, the said Coos County, a body politic and corporate of the State of Oregon, being the best bidder at said sale for each of said tracts and each of said tracts being the least quantity bid, and the respective sums hereinbefore mentioned, for which the respective tracts were sold, being the best bid at said sale.

NOW THEREFORE, Know ye that I, Wm. F. Howell, Sheriff of said County of Coos, State of Oregon, in consideration of the premises, and by virtue of the statutes of the State of Oregon, in such cases made and provided, do hereby grant, bargain, sell and convey unto said Coos County, a body politic and corporate of the State of Oregon, and one of the duly organized counties of the State of Oregon, and unto its successors and assigns, forever, the real estate hereinbefore described as fully and completely as the said party of the first part can by virtue of the premises convey the same.

Given under my hand officially this 11th day of October, A. D. 1935.

Executed in the presence of:
C. A. Barton

Wm. F. Howell)seal(
Sheriff and Tax Collector of
Coos County, Oregon.

State of Oregon

County of Coos :ss This is to certify that on this 11th day of October, A. D. 1935 before me, the undersigned, a Notary Public in and for the County of Coos and State of Oregon, personally appeared the hereinbefore named Wm. F. Howell, to me personally known to be the duly qualified and acting Sheriff and Tax Collector of Coos County, Oregon, the identical individual named as grantor in the foregoing instrument, and he acknowledged to me that he executed the foregoing instrument officially in his capacity as such Sheriff and Tax Collector freely and for the purposes therein named.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal the day and year in this, my certificate, first above written.

C. A. Barton
Notary Public for Oregon,
residing at Coquille, Coos County, Oregon
My commission expires April 8, 1938
(Notarial seal)

Recorded April 8, 1936, 1:30 P.M.
L. W. Oddy, County Clerk

D-125

WHEN RECORDED RETURN TO,
AND MAIL TAX STATEMENTS TO
Andrew Koreiva
P.O. Box 303
Myrtle Point, OR 07458

Coos County, Oregon

2020-05603

\$91.00

06/15/2020 02:48 PM

Pgs=2



00115574202000056030020021

Debbie Heller, CCC, Coos County Clerk

GRANTOR/GRANTEE:
Andrew Koreiva

CONSIDERATION: No consideration is given for this deed. This deed is given to transfer the described property to a discrete parcel deed.

BARGAIN AND SALE DEED

Andrew S. Koreiva, Grantor, conveys to Andrew S. Koreiva, Grantee, the following described property in Coos County, Oregon:

The Northwest quarter of the Northwest quarter, Section 23, Township 30 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 26 day of May, 2020

Andrew S. Koreiva
Andrew S. Koreiva

STATE OF OREGON)
) ss.
County of ~~Good~~ Deschutes)

----- This instrument was acknowledged before me on May 26, 2020 by
Andrew S. Koreiva. -----

Angela Rose Ballou
Notary Public for Oregon



Unofficial Copy