



Coos County Land Use Permit Application

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 20-023

Date Received: 8/25/20 Receipt #: 220814 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) Lone Rock TT Land Co., LLC / Heath & Jennifer Hampel

Mailing address: P.O. Box 1127 Roseburg, OR 97470 / 92923 Beaver Creek LN. Coos Bay, OR

Phone: (541) 559-0024 / (541) 297-1685

Email: csexton@lrtc.com / heath@chucksseafood.com

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
25S	13W	15	A	Select	700
25S	13W	15	A	Select	600

Tax Account Number(s): 705803

Zone: Select Zone Forest (F)

Tax Account Number(s) 7526800

Rural Residential-5 (RR-5)

B. Applicant(s) Heath & Jennifer Hampel

Mailing address: 92923 Beaver Creek LN / Coos Bay, Oregon 97420

Phone: (541) 294-1685

C. Consultant or Agent: Russ S. Dodge

Mailing Address 656 S. 12th CT / Coos Bay, Oregon 97420

Phone #: (541) 404-3799

Email: rdodgesurvey@gmail.com

Type of Application Requested

- Comp Plan Amendment
- Text Amendment
- Map - Rezone

- Administrative Conditional Use Review - ACU
- Hearings Body Conditional Use Review - HBCU
- Variance - V

- Land Division - P, SUB or PUD
- Family/Medical Hardship Dwelling
- Home Occupation/Cottage Industry

Special Districts and Services

Water Service Type: On-Site (Well or Spring)

Sewage Disposal Type: On-Site Septic

School District: Coos Bay

Fire District: Coos Bay RFPD

Please include the supplement application with request. If you need assistance with the application or supplemental application please contact staff. Staff is not able to provide legal advice. If you need help with findings please contact a land use attorney or consultant.

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](#)

D. ATTACHED WRITTEN STATEMENT. With all land use applications, the “burden of proof” is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning and Land Development Ordinance (CCZLDO). You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. A planner will explain which sections of the Ordinance pertain to your specific request. The information described below is required at the time you submit your application. The processing of your application does not begin until the application is determined to be complete. An incomplete application will postpone the decision, or may result in denial of the request. Please mark the items below to ensure your submittal is complete.

Application Check List: Please make off all steps as you complete them.

- I. A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
 - 1. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete.
 - 2. A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
 - 3. A complete description of the request, including any new structures proposed.
 - 4. If applicable, documentation from sewer and water district showing availability for connection.
- II. A plot plan (map) of the property. Please indicate the following on your plot plan:
 - 1. Location of all existing and proposed buildings and structures
 - 2. Existing County Road, public right-of-way or other means of legal access
 - 3. Location of any existing septic systems and designated repair areas
 - 4. Limits of 100-year floodplain elevation (if applicable)
 - 5. Vegetation on the property
 - 6. Location of any outstanding physical features
 - 7. Location and description (paved, gravel, etc.) of vehicular access to the dwelling location
- III. A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Coos County Clerk's Office.

I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director’s decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If the application is signed by an agent, the owner's written authorization must be attached.

If this application is refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county’s behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit.

Russ Dodge

Digitally signed by Russ Dodge
DN: cn=Russ Dodge, o=Coos County Surveying & Planning, ou=Land Survey, email=russdodge@ps1.com, c=US
Date: 2023.04.20 08:49:22 -0700

ACCESS INFORMATION

The Coos County Road Department will be reviewing your proposal for safe access, driveway, road, and parking standards. There is a fee for this service. If you have questions about these services please contact the Road Department at 541-396-7660.

Property Address: 92923 Beaver Creek Lane / Coos Bay, Oregon 97420

Type of Access: County Road

Name of Access: Beaver Creek Lane

Is this property in the Urban Growth Boundary? No

Is a new road created as part of this request? No

Required parking spaces are based on the use of the property. If this is for a residential use two spaces are required. Any other use will require a separate parking plan submitted that is required to have the following items:

- Current utilities and proposed utilities;
- Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition).
- The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if this is a parking plan;
- Location of existing and proposed access point(s) on both sides of the road where applicable;
- Pedestrian access and circulation will be required if applicable. Internal pedestrian circulation shall be provided in new commercial, office, and multi-family residential developments through the clustering of buildings, construction of walkways, landscaping, accessways, or similar techniques;
- All plans (industrial and commercial) shall clearly show how the internal pedestrian and bicycle facilities of the site connect with external existing or planned facilities or systems;
- Distances to neighboring constructed access points, median openings (where applicable), traffic signals (where applicable), intersections, and other transportation features on both sides of the property;
- Number and direction of lanes to be constructed on the road plus striping plans;
- All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.); and
- Parking and internal circulation plans including walkways and bikeways, in UGB's and UUC's.

Additional requirements that may apply depending on size of proposed development.

- a. Traffic Study completed by a registered traffic engineer.
- b. Access Analysis completed by a registered traffic engineer
- c. Sight Distance Certification from a registered traffic engineer.

Regulations regarding roads, driveways, access and parking standards can be found in Coos County Zoning and Land Development Ordinance (CCZLDO) Article 7.

By signing the application I am authorizing Coos County Roadmaster or his designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. I understand that I shall contact the Road Department to let them know when the improvements are ready to be inspected or Bonded. Contact by phone at 541-396-7600

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access Bonded Date: Receipt # _____

File Number: DR-20-



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

V-20-003

FILE NUMBER: PLA 20023

Date Received: 8/25/20 Receipt #: 220814 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) Heath & Jennifer Hampel

Mailing address: 92923 Beaver Creek Lane / Coos Bay, Oregon 97420

Phone: (541) 297-1685 Email: heath@chucksseafood.com

Township: 27S Range: 13W Section: 15 1/4 Section: A 1/16 Section: Select Tax lot: 600

Tax Account Number(s): 7526800 Zone: Select Zone Rural Residential-5 (RR-5)

Acreage Prior to Adjustment: 1.27 Acreage After the Adjustment 1.64

B. Land Owner(s) Lone Rock TT LandCo, LLC

Mailing address: P.O. Box 1127 / Roseburg, Oregon 97470

Phone: (541) 559-0024 Email: csexton@lrtco.com

Township: 27S Range: 13W Section: 15 1/4 Section: A 1/16 Section: Select

Tax Account Number(s) 705803 Zone Forest (F)

Acreage Prior to Adjustment: 17.02 Acreage After the Adjustment 16.65

C. Surveyor Russ S. Dodge

Mailing Address 656 S. 12th CT

Phone #: (541) 404-3799 Email: rdodgesurvey@gmail.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:

The Purpose for the Application of a Property Line Adjustment is to clear up an existing encroachment. Mr. Hampel constructed a Carport and a Paved Area a few years ago not realizing he had crossed over his westerly boundary line. The situation arose when a Lone Rock Timber Surveyor marked the Line in question. Some time went by and Mr. Hampel approached Lone Rock with the Proposal and they agreed that an Adjustment was in order and agreed to convey him the Sub-Parcel.

- 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: None Listed

Property 2: Trust Deed / Northwest Credit Farm Services (Credit Line)
Trust Deed / Northwest Credit Farm Services (Credit Line)

Please answer the following:

- | | | |
|--|---|--|
| Will the adjustment create an additional Unit of land? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| Does property 1 currently meet the minimum parcel/lot size ? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Does property 2 currently meet the minimum parcel/lot size? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |

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:
Varies See Site Plan

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 statments, misrepresentation or in error.

Property Owner Signatures

Jacob B. Gibbs

Digitally signed by Jacob B. Gibbs
 Date: 2020.08.12 11:12:16 -07'00'



8-21-2020

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 creteria and standards of this ordiance and be accompanied by the appropriate fee.



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"): Dodge Surveying & Planning HE Inc.
333 South 4th Street, Suite 3
Coos Bay, OR 97420

Customer Ref.: _____
Order No.: 360620030508
Effective Date: March 20, 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:

Lone Rock Timber Investments I, LLC, a Delaware limited liability company

Premises. The Property is:

(a) Street Address:

27-13-15A TL 700, 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. The Land has been classified as Forest, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
2. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.
3. Easement(s) and rights incidental thereto, as disclosed on the Coos County Assessment map for Transmission Line.
4. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Mountain States Power Company
Recording Date: October 2, 1928
Recording No: Book 106, Page 199
5. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Mountain States Power Company
Recording Date: September 8, 1948
Recording No: Book 157, Page 407
6. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Pacific Power and Light Company
Recording Date: May 23, 1957
Recording No: Book 258, Page 339
7. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Pacific Power & Light Company
Recording Date: October 14, 1958
Recording No: Book 268, Page 31
8. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Coos County
Recording Date: September 15, 1980
Recording No: 80-4-4979
9. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Louis R. Schnick and June E. Schnick
Recording Date: July 19, 1983
Recording No: 83-3-5989
10. Agreement Amendment No. 5 of Right of Way and Road Use Agreement and O and C Logging Road Right of Way Permit C-625

Executed by: United States of America and Sun Studs, Inc.
Recording Date: March 28, 1988
Recording No.: 88-03-1655

11. Agreement Reciprocal Easement Exchange

Executed by: Menasha Corporation, a Wisconsin corporation and Lone Rock Timber Company, an Oregon corporation
Recording Date: January 10, 1989
Recording No: 89-01-0429

12. Agreement Easement

Executed By: Lone Rock Timber Company, an Oregon Company and Menasha Corporation, a Wisconsin corporation
Recording Date: January 19, 1993
Recording No: 93-01-0619

Easement Correction Agreement

Recording Date: March 2, 1993
Recording No.: 93-03-0096

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

Granted to: Pacificorp, an Oregon corporation
Recording Date: May 9, 2001
Recording No: 2001-4804

14. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: July 28, 2005
Lessor: Lone Rock Timberland Co., a Washington corporation authorized to do business in Oregon
Lessee: Methane Energy Corp., an Oregon corporation
Recording Date: August 4, 2005
Recording No: 2005-11604

A. Agreement to Amendment to Lease

Executed By: Lone Rock Timberland Co. and Methane Energy Corp.
Recording Date: October 25, 2005
Recording No.: 2005-16245

B. Memorandum of Assignment, including the terms and provisions thereof,

Recording Date: June 8, 2010
Recording No.: 2010-5100

15. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010
Lessor: Lone Rock Timberland Co.
Lessee: Westport Energy LLC
Recording Date: September 23, 2010

Recording No: 2010-8681

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

Amount: \$150,000,000.00
Dated: March 14, 2013
Trustor/Grantor: Lone Rock Timberland Co., a Washington corporation, and Juniper Properties LLC, an Oregon limited liability company, as original grantor under the Deed of trust and as successor-in-interest by merger to Coast Range Resources LLC
Trustee: First American Title Company
Beneficiary: Northwest Farm Credit Services, FLCA, a corporation organized and existing under the laws of the United States, as Collateral Agent and beneficiary
Recording Date: March 15, 2013
Recording No.: 2013-2380

The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

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

Amount: \$230,000,000.00
Dated: February 25, 2019
Trustor/Grantor: Lone Rock Timberland Co., a Washington corporation, and Juniper Properties LLC, an Oregon limited liability company
Trustee: First American Title Insurance Company
Beneficiary: Northwest Farm Credit Services, FLCA, a corporation organized and existing under the laws of the United States, as Collateral Agent and beneficiary
Recording Date: February 28, 2019
Recording No.: 2019-1643

The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

18. Road Right-of-Way Permit, including the terms and provisions thereof, as disclosed in document,

Recording Date: October 15, 2019
Recording No.: 2019-9358

Ticor Title Company of Oregon
Order No. 360620030508

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

That part of the NW 1/4 of the NE 1/4 of Section 15, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon lying North of the County Road.

EXCEPTING THEREFROM the North 280 feet of the West 300 feet thereof.

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

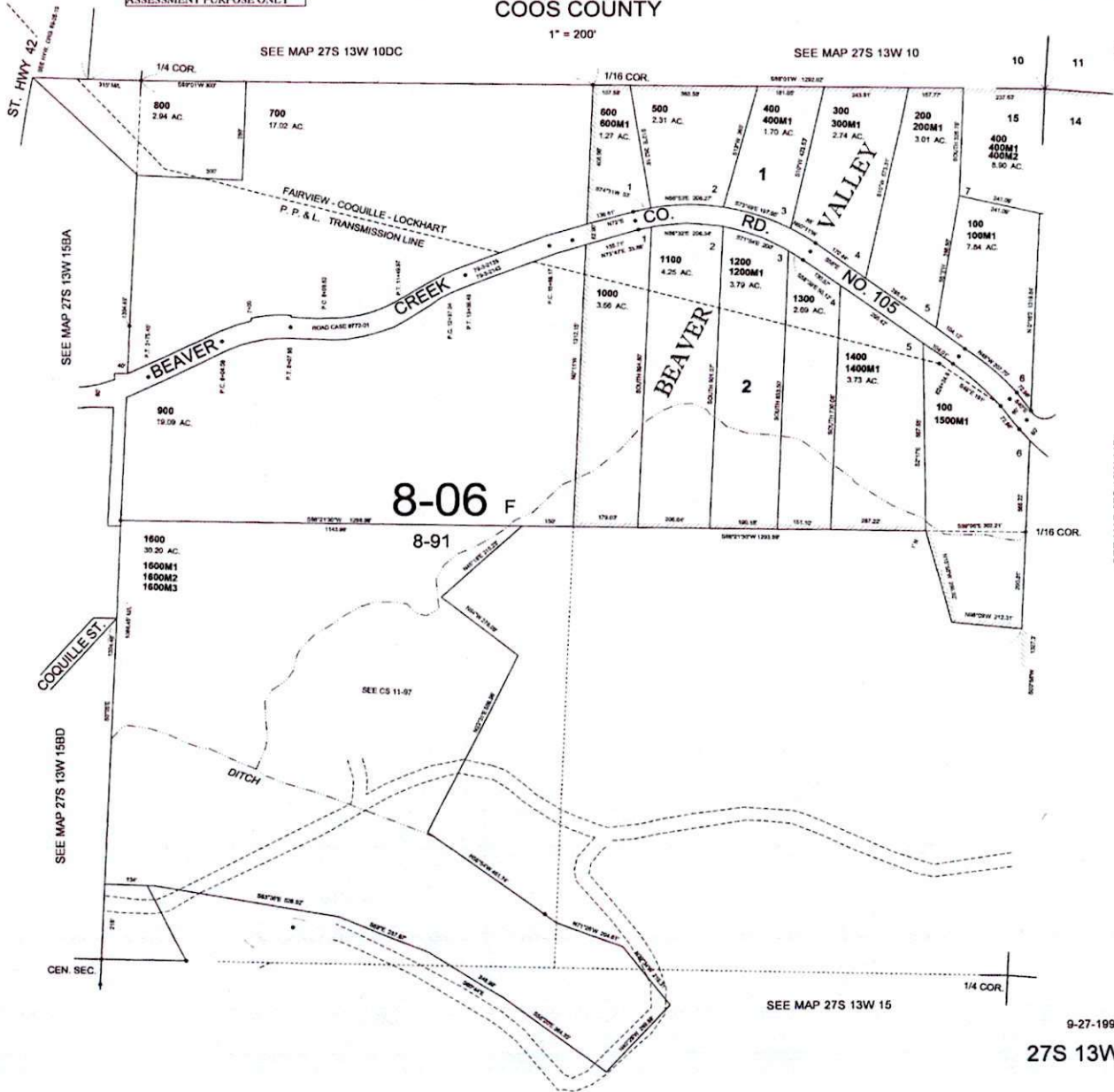
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

NE1/4 SEC.15 T27S R13W W.M.
COOS COUNTY

27S 13W 15A

1" = 200'

CANCELLED NO.
1500



SEE MAP 27S 13W 14B

SEE MAP 27S 13W 15

9-27-1991
27S 13W 15A



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"): Dodge Surveying & Planning HE Inc.
333 South 4th Street, Suite 3
Coos Bay, OR 97420

Customer Ref.: _____
Order No.: 360620030507
Effective Date: March 16, 2020 at 08:00 AM
Charge: \$300.00

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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:

Heath Hampel and Jennifer M. Hampel, as tenants by the entirety

Premises. The Property is:

(a) **Street Address:**

92923 BEAVER CREEK LANE, 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. Unpaid Property Taxes with partial payment are as follows:

Fiscal Year: 2019-2020
Original Amount: \$2,900.95
Unpaid Balance: \$99.92, plus interest, if any
Levy Code: 0806
Account No.: 7526800
Map No.: 27S1315A000600

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.

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

Recording Date: October 20, 1916
Recording No: Book:74, Page 124

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

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

Recording Date: October 20, 1916
Recording No: Book 74, Page 124

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Mountain States Power Company
Recording Date: July 20, 1945
Recording No: Book 156, Page 632

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

Recording Date: August 30, 1951
Recording No: Book 212, Page 79

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

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

Recording Date: August 30, 1951
Recording No: Book 212, Page 79

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Power & Light Company
Recording Date: July 23, 1958
Recording No: Book 266, page 475

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Power & Light Company
Recording Date: April 6, 1970
Recording No: 70-04-47436

9. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: April 7, 1970
Recording No: Book 7, Page 5

10. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

End of 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

Lot 1, Block 1, Plat of Beaver Valley, 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

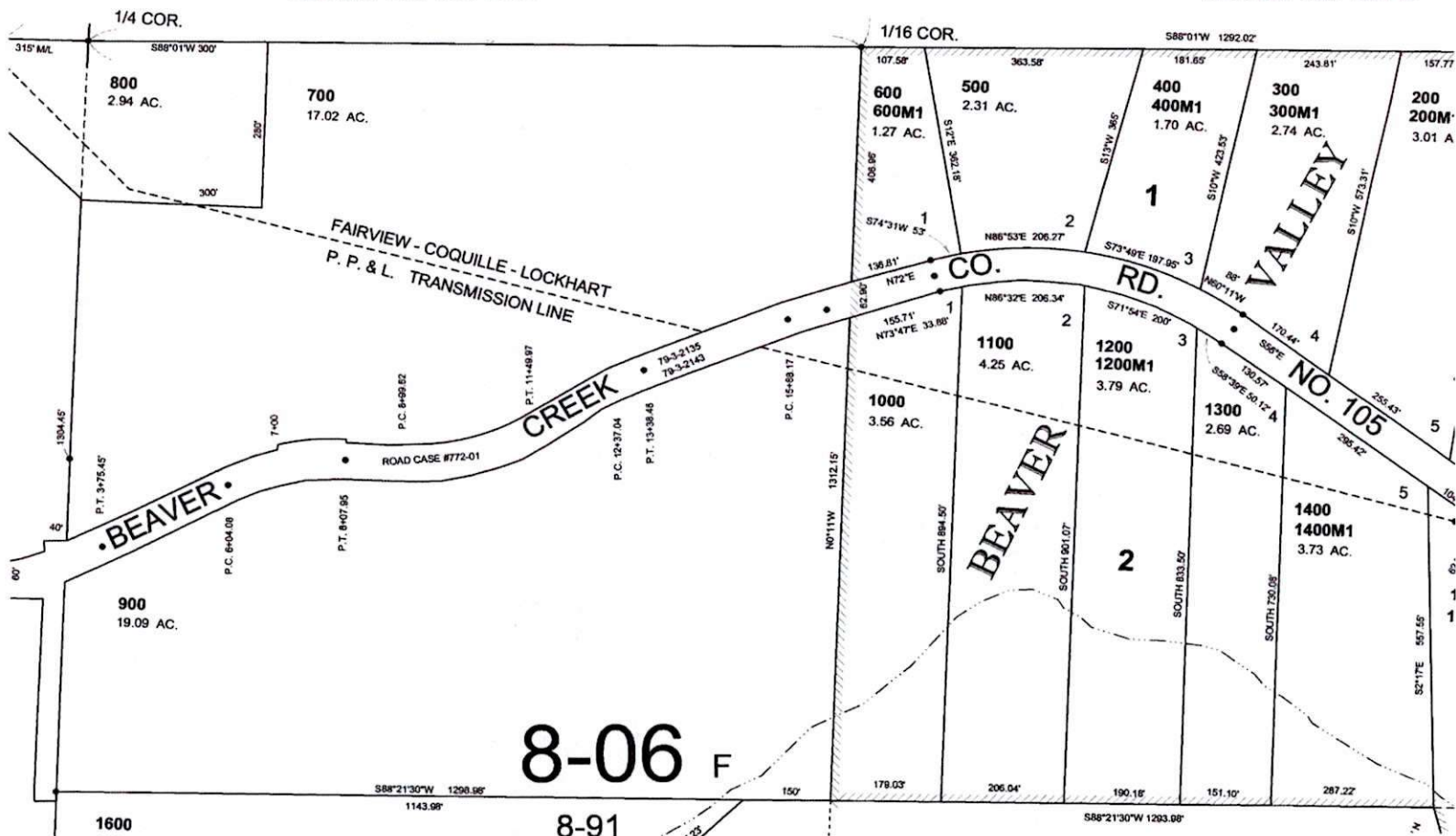
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

NE1/4 SEC.15 T27S R13W W.M. COOS COUNTY

1" = 200'

SEE MAP 27S 13W 10DC

SEE MAP 27S 13W 10



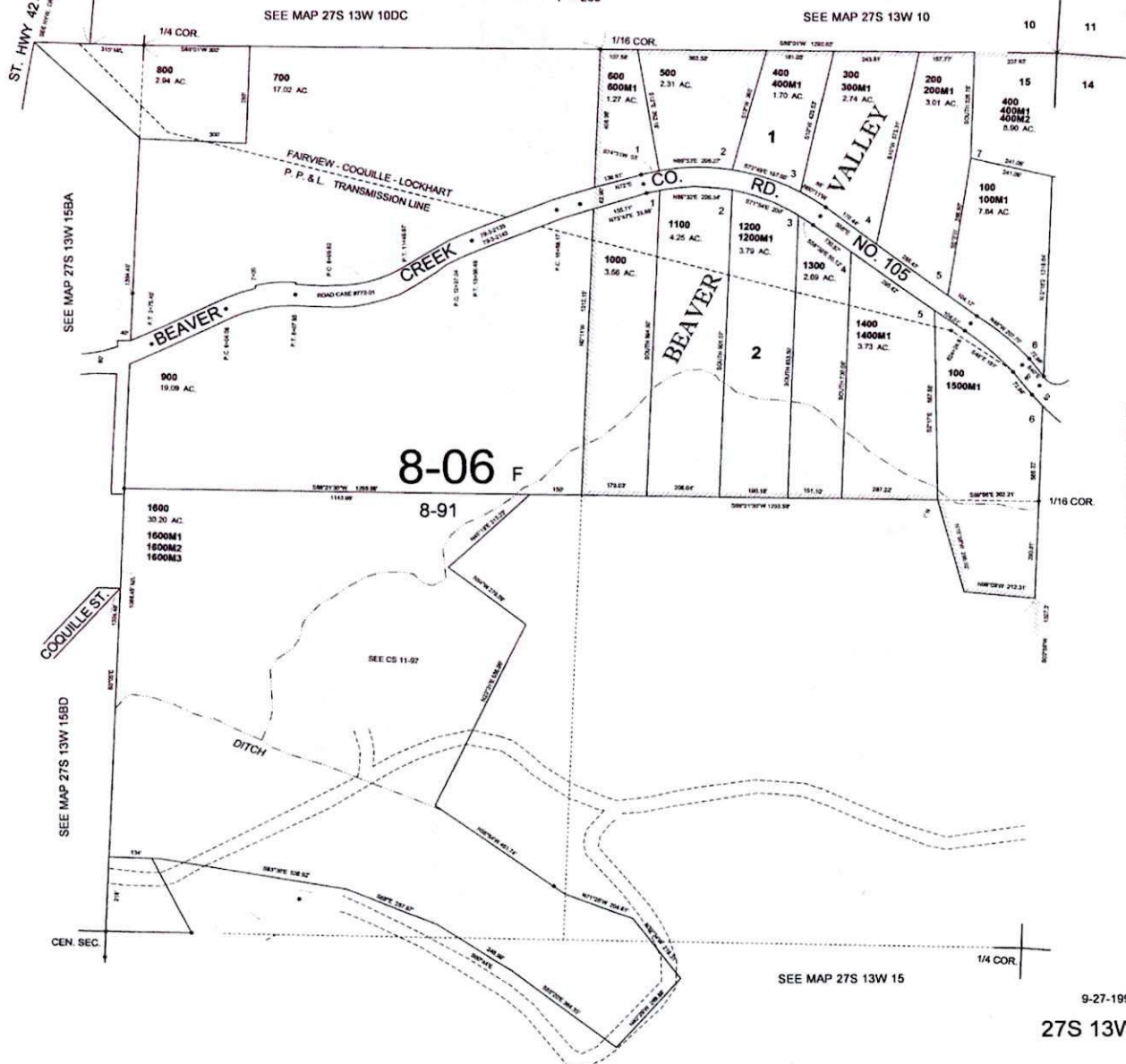
THIS MAP WAS PREPARED FOR
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NE1/4 SEC.15 T27S R13W W.M.
COOS COUNTY

27S 13W 15A

1" = 200'

CANCELLED NO.
1500



SEE MAP 27S 13W 14B

SEE MAP 27S 13W 15

9-27-1991
27S 13W 15A



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"): Dodge Surveying & Planning HE Inc.
333 South 4th Street, Suite 3
Coos Bay, OR 97420

Customer Ref.: _____
Order No.: 360620030507
Effective Date: March 16, 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:

Heath Hampel and Jennifer M. Hampel, as tenants by the entirety

Premises. The Property is:

(a) Street Address:

92923 BEAVER CREEK LANE, Coos Bay, OR 97420

(b) Legal Description:

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

Part Two - Encumbrances

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Map No.: 27S1315A000600

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Recording Date: July 23, 1958
Recording No: Book 266, page 475

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Recording Date: April 6, 1970
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Recording Date: April 7, 1970
Recording No: Book 7, Page 5

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john.beaver@ticortitle.com

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300 W Anderson
Coos Bay, OR 97420

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END OF THE LIMITATIONS OF LIABILITY

Heath Hampel
1911 Maple
North Bend, Oregon 97459
Grantor's Name and Address

Heath Hampel & Jennifer M. Hampel
1911 Maple
North Bend, Oregon 97459
Grantor's Name and Address

After recording, return to (Name, Address, Zip):
Heath Hampel & Jennifer M. Hampel
1911 Maple
North Bend, Oregon 97459

Unit requested otherwise, send all but observations to (Name, Address, Zip):
Heath Hampel & Jennifer M. Hampel
1911 Maple
North Bend, Oregon 97459

SPACE RESERVED
FOR
RECORDER'S USE

72131
AFTER RECORDING
RETURN TO
Tiger Title Insurance
121 N 3rd - Box 1075
Coos Bay, OR 97420 0233

STATE OF OREGON,
County of _____) ss.
I certify that the within instrument
was received for record on the _____ day
of _____ at _____
o'clock _____ M., and recorded in
book/roll/volume No. _____ on page
_____ and/or as fee/file/instru-
ment/microfilm/reception No. _____
Records of said County.
Witness my hand and seal of County
affixed.

NAME: _____ TITLE: _____
By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that HEATH HAMPSEL

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
HEATH HAMPSEL and JENNIFER M. HAMPSEL, Husband and Wife
hereinafter called grantee; and unto grantee's heirs, successors and assigns, all of that certain real property, with the incumbrances, heredi-
taments and appurtenances thereunto belonging or in any way appertaining, situated in _____ Coos County,
State of Oregon, described as follows, to-wit:

Lot 1, Block 1, PLAT OF BEAVER VALLEY, Coos County, Oregon.

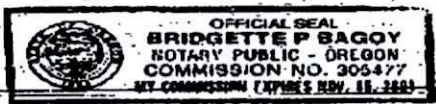
IF SPACE INSUFFICIENT CONTINUE DESCRIPTION ON REVERSE

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ NTT. However, the
actual consideration consists of or includes other property or value given or promised which is part of the the whole (indicate
which) consideration. (The sentence between the symbols if not applicable, should be deleted. See ORS 21.030.)
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be
made so that this deed shall apply equally to corporations and to individuals.
IN WITNESS WHEREOF, the grantor has executed this instrument this 19 day of October, 1998; if
grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized
to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE-TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE 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.

Heath Hampel
[Signature]

STATE OF OREGON, County of COOS) ss.
This instrument was acknowledged before me on October 19, 1998.
by HEATH HAMPSEL
This instrument was acknowledged before me on _____, 19____.
by _____
as _____
of _____



Bridgette P. Bago
Notary Public for Oregon
My commission expires 11-11-2001

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2020

NOT OFFICIAL VALUE

March 17, 2020 5:19:31 pm

Account # 7526800 Map # 27S1315A000600 Code - Tax # 0806-7526800 Legal Descr See Record Mailing Name HAMPEL, HEATH & JENNIFER M. Agent In Care Of Mailing Address 92923 BEAVER CRK RD COOS BAY, OR 97420-8432	Tax Status ASSESSABLE Acct Status ACTIVE Subtype NORMAL Deed Reference # See Record Sales Date/Price See Record Appraiser RON SCHAAR
---	---

Prop Class	101	MA	SA	NH	Unit
RMV Class	101	04	17	RRL	43116-1

Situs Address(s)	Situs City
ID# 10 92923 BEAVER CREEK LN	COOS BAY

Code Area		RMV	MAV	Value Summary			RMV Exception	CPR %
				AV	SAV	MSAV		
0806	Land	66,000				Land	0	
	Impr.	234,080				Impr.	0	
Code Area Total		300,080	244,320	244,320	0	0	0	
Grand Total		300,080	244,320	244,320	0	0	0	

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			LUC	Trended RMV	
						TD%	LS	Size			
0806	10	<input checked="" type="checkbox"/>		RR-5	Market	100	A	1.27	HS	002	66,000
Grand Total								1.27			66,000

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%					
0806	1	1999	133	Two story-Class 3	100		2,057		234,080	
Grand Total								2,057		234,080

Code Area	Type	Exemptions/Special Assessments/Potential Liability					
0806	FIRE PATROL:						
	■ FIRE PATROL SURCHARGE		Amount	47.50		Year	2020
	■ FIRE PATROL TIMBER		Amount	18.75	Acres	0.27	Year 2020

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

Pay Online Now with Credit Card or Check

17-Mar-2020

HAMPEL, HEATH & JENNIFER M.
 92923 BEAVER CRK RD
 COOS BAY, OR 97420-8432

Tax Account #	7526800	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0806
Situs Address	92923 BEAVER CREEK LN COOS BAY, OR 97420	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	\$99.92	\$99.92	\$0.00	\$0.00	\$2,900.95	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,831.22	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,761.61	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,687.88	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,524.25	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,600.11	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,537.96	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,469.96	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,397.91	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,330.74	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,274.93	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,275.88	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,141.84	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,078.74	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,058.81	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,977.54	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,702.73	Nov 15, 2003
Total		\$99.92	\$99.92	\$0.00	\$0.00	\$40,553.06	

**COOS COUNTY ASSESSOR
REAL PROPERTY ACCOUNT NAMES**

3/17/2020 5:21:01 PM

Account # 7526800
Map 27S1315-A0-00600
Owner HAMPEL, HEATH & JENNIFER M.
92923 BEAVER CRK RD
COOS BAY, OR 97420-8432

Name Type	Name	Ownership Type	Own Pct
OWNER	HAMPEL, HEATH & JENNIFER M.	OWNER	100.00

State of Illinois:
County of Cook :ss. I, Harvey N. Stem, a Notary Public, in and for said County, in the State aforesaid, do hereby certify, that William G. King, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, ~~whose name is subscribed to the foregoing instrument, appeared before me this day in person,~~ and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and Notarial seal, this 10th day of October A. D. 1916.

Harvey N. Stem,
Notary Public.

Recorded October 20, 1916, 8 A.M.

Commission expires Dec. 20, 1918.

Robt. R. Watson, County Clerk. (Seal: Harvey N. Stem, Notary Public, Cook County, Ill.)

11425. THIS INSTRUMENT made this Fourth day of February A. D. 1916, by and between Edward W. Johnson, an unmarried man, of the City of Chicago, County of Cook and State of Illinois, party of the first part, and Dennis Donovan and Margaret Donovan, husband and wife, of the County of Coos and State of Oregon; parties of the second part,

WITNESSETH, That the party of the first part, for and in consideration of the sum of Fifteen Hundred (\$1500.00) Dollars, to him by the parties of the second part in hand paid, receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, conveyed, confirmed and warranted and does by these presents remise, release, convey, confirm and warrant unto the said parties of the second part all that lot or parcel of land known and described as

The Northwest quarter (N.W. 1/4) of Section Fourteen (14), Township Twenty-seven (27) South, Range Thirteen (13) West of the Willamette Meridian, County of Coos and State of Oregon,

Together with all and singular the improvements, hereditaments and appurtenances thereto belonging and all the remaining or remainder, reversion or reversions, rents, issues and profits and all the estate, right, title, interest, property, possession, claim or demand whatsoever as well in law or in equity, of the said party of the first part in and to said premises and every part and parcel thereof, except that the said party of the first part reserves to himself, his heirs, administrators, executors and assigns all oil and mineral rights in, upon and under said lands with full liberty of ingress and egress and such use of the surface of said lands as may be required to advantageously mine and remove said oils and minerals provided, however, that in the event said lands are at any time in the future taxed as oil or mineral lands then the party of the first part, his heirs, executors, administrators and assigns shall pay such additional taxes as may be imposed therefor. The grantor agrees that if any taxes are levied on the land on account of the mineral rights, then such taxes, if any, shall be paid by the grantor, his heirs or assigns, and agrees that in the removal of the minerals therein contained, whatever damage is done the surface, the owner of the minerals shall pay the owner of the surface reasonable compensation for it and shall not unnecessarily interfere with any improvements put upon the surface of the grantee. The grantor covenants to and with the grantee that he is the owner in fee of the premises aforesaid and the same are free from any and all incumbrances; and that he will warrant and defend the title to said premises against any and all lawful claims and demands whatsoever. Said party of the first part hereby releasing and waiving all rights under and by virtue of the Homestead and Exemption Laws of the State of Oregon.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year above first written:

(No witnesses)

Edward W. Johnson,

)Seal(

(\$1.50 - Internal Revenue Stamps cancelled: E.W.J.)

State of Illinois:
County of Cook :ss. I, Milford H. Stimson, a Notary Public in and for said County and State aforesaid do hereby certify that Edward W. Johnson, an unmarried man, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN Under my hand and Notarial seal this 4th day of February, A. D. 1916.

Milford H. Stimson,
Notary Public, Cook County, Illinois.
My Commission expires Nov. 5, 1918.

Recorded October 20, 1916, 8 A.M.

Robt. R. Watson, County Clerk. (Seal: Milford H. Stimson, Notary Public, Cook County, Ill.)

the same freely and voluntarily.

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

Recorded July 20, 1945, 2:10 p.m.
L. W. Oddy, County Clerk
Gtee: Bandon c/o W. T. Allen

C. R. Wade
Notary Public for Oregon
My commission expires Jan'y 4th, 1948
(Notarial Seal)

17351- For and in consideration of the sum of one dollars (\$1.00), receipt whereof is hereby acknowledged, a right-of-way is hereby granted to Mountain States Power Company, a Delaware corporation, its successors and assigns forever, with the right to erect and maintain Distribution Pole Line with the necessary wires and fixtures thereon, and to keep same free from foliage across that property belonging to Ed Sandine and situated in the county of Coos State of Oregon, and described as follows:

NE $\frac{1}{2}$ of NE $\frac{1}{2}$ Sec. 15, Twp. 27, Range 13 W.W.M.

It is understood that the employees of the Mountain States Power Company, its successors and assigns, shall at any time when necessary, have access to said right-of-way and the equipment thereon, for the purpose of repairs, etc., provided always that said Mountain States Power Company, its successors and assigns, shall be held responsible for any damage which may be unnecessarily done to the property above described.

WITNESS my hand and seal this 28th day of June, 1945.

Done in the presence of:
A. T. Peterson

Edward Sandine)Seal(

STATE OF OREGON
County of Coos

:ss BE IT REMEMBERED, That on this 28th day of June, A.D. 1945, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within named Edward Sandine who is known to me to be the identical individual who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

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

Recorded July 20, 1945, 4:30 p.m.
L. W. Oddy, County Clerk

A. T. Peterman
Notary Public for Oregon
My commission expires May 10, 1949
(Notarial Seal)

17352- For and in consideration of the sum of one dollar (\$1.00) receipt whereof is hereby acknowledged, a right-of-way is hereby granted to Mountain States Power Company, a Delaware corporation, its successors and assigns forever with the right to erect and maintain Distribution Pole Line with the necessary wires and fixtures thereon, and to keep same free from foliage across that property belonging to George Brooks and situated in the county of Coos State of Oregon, and described as follows, :

W $\frac{1}{2}$ of the SW $\frac{1}{2}$ of the NE $\frac{1}{2}$ and W $\frac{1}{2}$ of the E $\frac{1}{2}$ of the SW $\frac{1}{2}$ of the NE $\frac{1}{2}$ of Sec. 18, T. 28 S. Range 12 W. W. M.

It is understood that the employees of the Mountain States Power Company, its successors and assigns shall at any time when necessary, have access to said right-of-way and the equipment thereon; for the purpose of repairs, etc., provided always that said Mountain States Power Company, its successors and assigns, shall be held responsible for any damage which may be unnecessarily done to the property above described.

Witness my hand and seal this 27 day of June 1945.

Done in the presence of:
A. T. Peterson

George N. Brooks)Seal(
Esther M. Brooks)Seal(

STATE OF OREGON
 County of Coos :ss BE IT REMEMBERED, That on this 27th day of June A.D. 1945 before me, the undersigned, a notary public, in and for the said county and state, personally appeared the within named George Brooks and Esther M. Brooks who are known to me to be the identical individuals who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

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

Recorded July 20, 1945, 4:30 p.m.
 L. W. Oddy, County Clerk

A. T. Peterson
 Notary Public for Oregon
 My commission expires May 10, 1949
 (Notarial Seal)

17353- For and in consideration of the sum of one dollar (\$1.00) receipt whereof is hereby acknowledged, a right of way is hereby granted to Mountain States Power Company, a Delaware corporation, its successors and assigns forever, with the right to erect and maintain distribution pole line with the necessary wires and fixtures thereon, and to keep same free from foliage across that property belonging to Lester E. Bundy and situated in the county of Coos State of Oregon, and described as follows:

SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of sec. 18, T 28 S. R. 14 W. _____

IT IS UNDERSTOOD that the employees of the Mountain States Power Company, its successors and assigns, shall at any time when necessary, have access to said right of way and the equipment thereon, for the purpose of repairs, etc., provided always that said Mountain State Power Company, its successors and assigns, shall be held responsible for any damage which may be unnecessarily done to the property above described.

WITNESS our hand and seal this 10th day of July, 1945

Done in the presence of: Lester E. Bundy)Seal(
 R. S. Stewart Pearl A. Bundy)Seal(

STATE OF OREGON
 County of Coos :ss BE IT REMEMBERED, That on this 10th day of July A.D. 1945 before me, the undersigned, a notary public in and for the said county and state, personally appeared the within named Lester E. Bundy and Pearl A. Bundy who are known to me to be the identical individuals who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

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

Recorded July 20, 1945, 4:30 p.m.
 L. W. Oddy, County Clerk

A. T. Peterson
 Notary Public for Oregon
 My commission expires May 10, 1949
 (Notarial Seal)

17354- For and in consideration of the sum of one dollar (\$1.00) receipt whereof is hereby acknowledged, a right of way is hereby granted to Mountain States Power Company, a Delaware corporation, its successors and assigns forever, with the right to erect and maintain distribution line with the necessary wires and fixtures thereon, and to keep same free from foliage across that property belonging to Albert Sandine and situated in the county of Coos State of Oregon and described as follows:

NW $\frac{1}{4}$ of section 14, twp. 27 R 13 WWM

It is understood that the employees of the Mountain States Power Company, its successors and assigns, shall at any time when necessary, have access to said right of way and the equipment thereon, for the purpose of repairs, etc., provided always that said Mountain States Power Company, its successors and assigns, shall be held responsible for any damage which may be unnecessarily done to the property above described.

WITNESS hand and seal this 27th day of June, 1945

D-156

In Consideration of --- Two Thousand Five hundred and no/100 (\$2,500.00) ---

Dollars,

paid to the State Land Board or its predecessor the World War Veterans' State Aid Commission, the STATE OF OREGON hereby does grant, bargain, sell and convey unto -- S. Albert Sandine and Ina J. Sandine, husband and wife, as tenants by the entirety, --- the following described lands situate in --- Coos --- County, Oregon, to-wit:

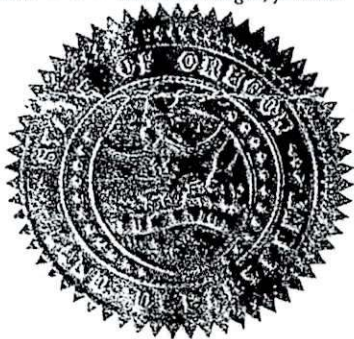
Northeast quarter of Northeast quarter of Section 15, Township 27 South, Range 13 West Willamette Meridian.



Subject, however, to such rights of way for ditches, canals and reservoir sites for irrigation purposes as may have been reserved by the United States or otherwise, and also

Reserving to the State of Oregon all the coal, oil, gas and other minerals in said above described lands, together with the right to prospect for, mine, and remove the same.

TO HAVE AND TO HOLD said real property, unto said -- S. Albert Sandine and Ina J. Sandine, --- their --- heirs and assigns, forever.



WITNESS the seal of the State Land Board, affixed this 7th day of August, 1951.

STATE LAND BOARD,

By Douglas M. ... Governor

Attest: ... Clerk of the State Land Board

C-18252-C State Records of Deeds, Book 52, Page 94

(See Chapter 175, Oregon Laws, 1943, for transfer of powers and duties of World War Veterans' State Aid Commission to State Land Board.)

Recorded-- Aug. 30, 1951 at 10:20 A.M. Georgianna Vaughan, County Clerk

For value received the undersigned Grantors, S. A. Sandine and Ina Sandine, husband and wife

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 and other supports and the right to place all or any part of such line in underground conduits) and the right to clear and cut away all trees, brush and timber within 50 feet on each side of the center line of said transmission and distribution line, and to cut and remove trees outside of said 50 foot strips which might endanger said transmission line, 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:

The South half of the Northwest quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$) and the Northwest quarter of the Northwest quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 14 and the Northeast quarter of the Northeast quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 15, all in Township 27 South, Range 13 West, 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.

The Grantee shall pay to the Grantors reasonable compensation for any damage caused by Grantee, or its agents, to any property or crops (growing or to be grown) on the above described real property, arising out of the construction, reconstruction, operation or maintenance of said transmission and distribution line.

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

Dated this 2nd day of July, 1958.

(SEAL) S. A. Sandine (SEAL)
S. A. Sandine

(SEAL) Ina Sandine (SEAL)
Ina Sandine

STATE OF OREGON }
COUNTY COOS } ss

On this 2nd day of July, 1958, personally appeared before me, a notary public in and for said State, the within named S. A. Sandine and Ina Sandine 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 year above written.



Leonard E. Matthews
Notary Public for Oregon
residing at Hubbard therein
My commission expires March 15, 1962

RECORDED JUL 23 1958 AT 3:15 PM
GEORGIANNA VAUGHAN, COUNTY CLERK
ER-21-19257-103

70-4-47436

File No. 105-1951
ER/WO No. 31-70-105 (4267)
0

RIGHT-OF-WAY EASEMENT
(Corporate)

For value received, TIMBER PARK DEVELOPMENT CO.
a OREGON corporation, hereinafter referred to as Grantor, does 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:

Tract Three (3) of Beaver Valley Subdivision in Township
Twenty-seven (27) South, Range Thirteen (13) West, Section
Fifteen (15), West of the Willamette Meridian in Coos County,
State of Oregon.

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

Grantor reserves 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, Grantor (including its successors or assigns) shall conform strictly to the provisions of any then applicable safety code or regulations 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 4th day of March, 19 70.

By: George Gebhardt
President (Title)

Attest: _____ (Title)

STATE OF Oregon }
County of Coos } ss.

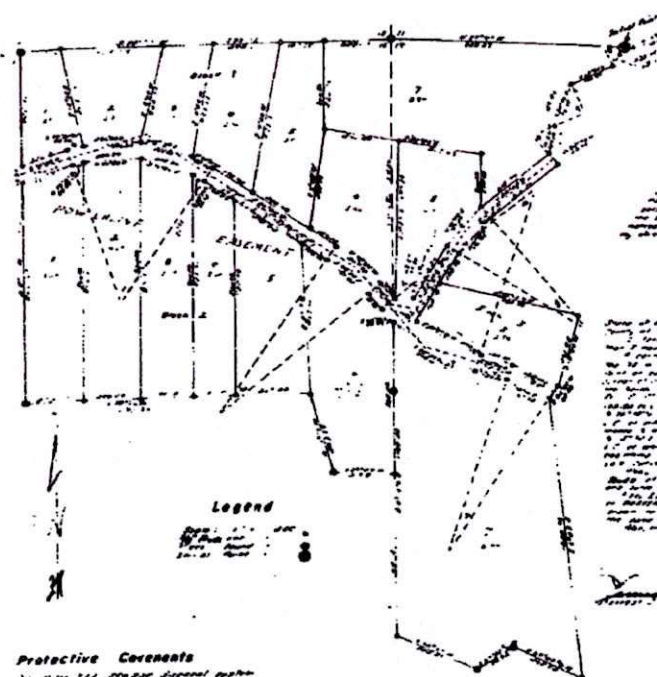
On this 4th day of March, 19 70, before me personally appeared GEORGE GEBHARDT, to me personally known to be the President of the corporation that executed the within and foregoing instrument; who, duly sworn, on oath did say: that he is the President of the corporation that executed the within foregoing instrument; that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and he acknowledged said instrument to be the free act and deed of said corporation for the uses and purposes therein mentioned.



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

Delores Stronnie
Notary Public for Ore
Residing at 7 North Bend
My commission expires 11-9-1972

RECORDED APR 6 1970 AT 3:35 PM
FAY F. CRABTREE, COUNTY CLERK



PLAT OF BEAVER VALLEY
 A Portion of Sections 14 & 15, T.27S., R.13 N.W.M.
 Coos County, Oregon
 Dedication

I, the undersigned, being duly qualified, do hereby certify that the foregoing is a true and correct copy of the original plat on file in the office of the County Clerk of Coos County, Oregon, and that the same has been duly recorded in the office of the County Clerk of said county, and that the same has been duly published in the Coos County Record, a newspaper published in said county, in accordance with the provisions of the laws of the State of Oregon, in relation to the recording and publication of plats.



Surveyor's Affidavit

I, the undersigned, being duly qualified, do hereby certify that the foregoing is a true and correct copy of the original plat on file in the office of the County Clerk of Coos County, Oregon, and that the same has been duly recorded in the office of the County Clerk of said county, and that the same has been duly published in the Coos County Record, a newspaper published in said county, in accordance with the provisions of the laws of the State of Oregon, in relation to the recording and publication of plats.



Certificate of County Clerk

I, the undersigned, being duly qualified, do hereby certify that the foregoing is a true and correct copy of the original plat on file in the office of the County Clerk of Coos County, Oregon, and that the same has been duly recorded in the office of the County Clerk of said county, and that the same has been duly published in the Coos County Record, a newspaper published in said county, in accordance with the provisions of the laws of the State of Oregon, in relation to the recording and publication of plats.



Approval of County Officials **Approval of Planning Commission**
 _____ _____
 County Clerk Planning Commission

Protective Covenants
 In and to the effect that the undersigned hereby covenants and warrants that the easement shown on the above plat is for the use and benefit of the public, and that the same shall not be used for any other purpose, and that the easement shall be subject to the same restrictions and conditions as are herein set forth, and that the undersigned shall not be liable for any damages or expenses incurred by the public in the exercise of the easement, and that the undersigned shall not be liable for any damages or expenses incurred by the public in the exercise of the easement.

Centerline Curve Data

Station	Curve	Angle	Radius	Chord
1	200'	120°	200'	346.41'
2	200'	120°	200'	346.41'
3	200'	120°	200'	346.41'
4	200'	120°	200'	346.41'
5	200'	120°	200'	346.41'
6	200'	120°	200'	346.41'

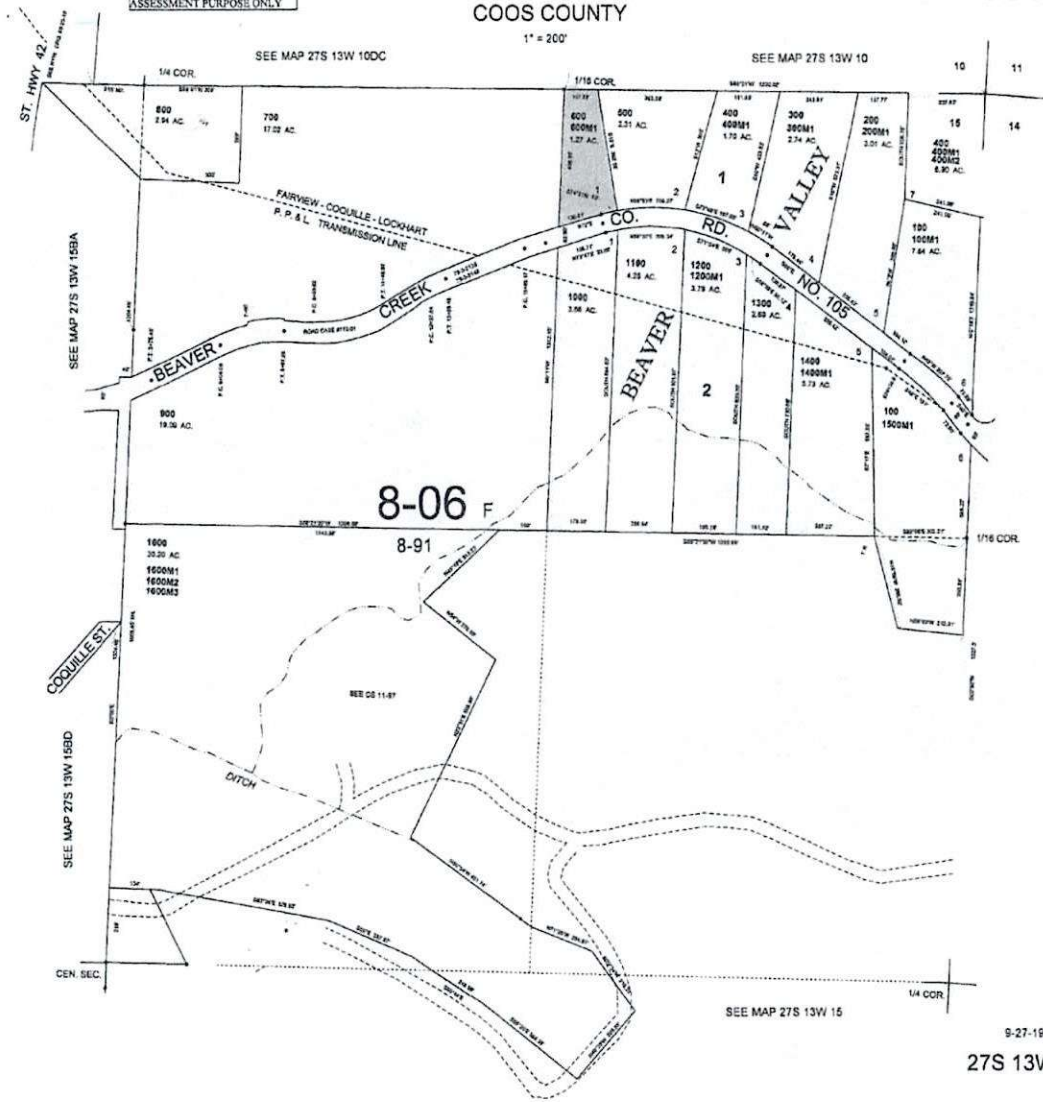
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

NE1/4 SEC.15 T27S R13W W.M.
COOS COUNTY

27S 13W 15A

1" = 200'

CANCELLED NO
1500



9-27-1991

27S 13W 15A

COOS County Assessor's Summary Report
Real Property Assessment Report
 FOR ASSESSMENT YEAR 2019

October 30, 2019 2:10:59 pm

Account # 705803
 Map # 27S1315A000700
 Code - Tax # 0891-705803

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name LONE ROCK TIMBER INVESTMENTS I, LLC

Deed Reference # 2011-1712

Agent

Sales Date/Price 03-03-2011 / \$20,824,167.00

In Care Of ATTN: KURT MULLER

Appraiser

Mailing Address PO BOX 1127
 ROSEBURG, OR 97470-0255

Prop Class 650 MA SA NH Unit
 RMV Class 600 04 17 RRL 12663-1

Situs Address(s) Situs City

Code Area	RMV	MAV	Value Summary			RMV Exception	CPR %
			AV	SAV	MSAV		
0891 Land	12,324					Land	0
Impr.	0					Impr.	0
Code Area Total	12,324	0	8,068	12,324	8,068		0
Grand Total	12,324	0	8,068	12,324	8,068		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown		Size	Land Class	LUC	Trended RMV
						TD%	LS				
0891	10		<input checked="" type="checkbox"/>	F	Designated Forest Land	100	A	16.82	DC	006*	12,324
Grand Total								16.82			12,324

Code Area	Yr ID#	Stat Built	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 FOREST			

COOS County Assessor's Summary Report
Real Property Assessment Report
 FOR ASSESSMENT YEAR 2019

October 30, 2019 2:08:17 pm

Account # 7526800 Tax Status ASSESSABLE
 Map # 27S1315A000600 Acct Status ACTIVE
 Code - Tax # 0806-7526800 Subtype NORMAL

Legal Descr See Record

Mailing Name HAMPEL, HEATH & JENNIFER M. Deed Reference # See Record

Agent Sales Date/Price See Record

In Care Of Appraiser RON SCHAAR

Mailing Address 92923 BEAVER CRK RD
 COOS BAY, OR 97420-8432

Prop Class 101 MA SA NH Unit
 RMV Class 101 04 17 RRL 43116-1

Situs Address(s)	Situs City
ID# 10 92923 BEAVER CREEK LN	COOS BAY

Code Area	RMV	MAV	Value Summary			RMV Exception	CPR %
			AV	SAV	MSAV		
0806 Land	66,000					Land	0
Impr.	234,080					Impr.	0
Code Area Total	300,080	237,210	237,210	0	0		0
Grand Total	300,080	237,210	237,210	0	0		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			LUC	Trended RMV	
						TD%	LS	Size			
0806	10	<input checked="" type="checkbox"/>		RR-5	Market	111	A	1.27	HS	002	66,000
Grand Total								1.27			66,000

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Ex% MS Acct #	Trended RMV
					TD%	Total Sq. Ft.			
0806	1	1999	133	Two story-Class 3	111	2,057		234,080	
Grand Total							2,057	234,080	

Code Area	Type	Exemptions/Special Assessments/Potential Liability				
0806		FIRE PATROL:				
		■ FIRE PATROL SURCHARGE	Amount	47.50	Year	2019
		■ FIRE PATROL TIMBER	Amount	18.75 Acres	0.27	Year 2019



RECEIVED

Date

COUNTY SURVEYOR—MIKE DADO

APPROVED BY COOS COUNTY PLANNING DEPARTMENT FILE # _____

PLANNING DIRECTOR _____ DATE _____
PROPERTY LINE ADJUSTMENT DEED 2020-_____

NARRATIVE:

- 1.) THE BASIS OF BEARING BEING BETWEEN POINTS LABELED #1 AND #2. POINT # 1 BEING THE 1/16TH CORNER 10/15. THE BEARING BEING S 00°15'14" E, PER CS# 23 B 54 A, RECORD DISTANCE BEING 407.73' I MEASURE 407.70'.
- 2.) THE PURPOSE OF THE SURVEY BEING TO MARK AND IDENTIFY THE ADJUSTED BOUNDARY OF THE HAMPEL AND LONE ROCK TIMBER PARCELS.
- 3.) REFERENCE SURVEYS: [1] CS# 23 B 54 A [2] BEAVER CREEK VALLEY (PLAT) [3] BEAVER CREEK RE-ALIGNMENT SURVEY BY K.SEIDEL (6-11-80)

- 4.) INSTRUMENTS USED WERE A LEICA S 1200 ROBOTIC TOTAL STATION. MAPPING BY ACAD CIVIL 3d.
- 5.) LEGAL DESCRIPTIONS USED IN THIS SURVEY PROVIDED BY TICOR TITLE, COOS BAY OFFICE.

LEGEND & ABBREVIATIONS

- ⊙ FOUND SURVEY MONUMENT SIZE AND TYPE AS NOTED
- SET 5/8" X 30" IRON ROD W/ORANGE PLASTIC CAP STAMPED "LS 2128"
- CALCULATED POSITION
- (XX.XX) PLAT RECORD VALUES
- CALC CALCULATED
- W/YPC WITH YELLOW PLASTIC CAP
- A/CAP ALUMINIUM CAP
- CL CENTER LINE
- W/OPC WITH ORANGE PLASTIC CAP
- (D) DS&P MEASURED VALUES

PARCEL SIZES PRE PLA	
TL 700 (LRT)	17.02 ACRES
TL 600 (HAMPEL)	1.27 ACRES
PARCEL SIZES POST PLA	
TL 700 (LRT)	16.65 ACRES
TL 600 (HAMPEL)	1.64 ACRES

REGISTERED PROFESSIONAL LAND SURVEYOR

Russ S. Dodge

OREGON FEBRUARY 1986
RUSS S. DODGE
23
ENGINEER 02/02/00

SURVEY BY:

dodge surveying & planning
SIX FIVE SIX S. 12TH CT.
COOS BAY, OREGON 97420

SURVEY FOR:

HEATH & JENNIFER HAMPEL
92923 BEAVER CREEK LANE
COOS BAY, OREGON 97420

LONE ROCK TT LAND CO., LLC.
P.O. BOX 1127
ROSEBURG, OREGON 97470

1 NORTH 88°01'00" EAST PER PLAT OF BEAVER VALLEY
107.58' 1 2

LOT 1 - BLOCK 2
PLAT OF BEAVER VALLEY
[TAX LOT 600]

**BLOCK 2
PLAT OF BEAVER VALLEY**

PER CS# 23 B 54A
BASIS OF BEARING

NEW PROPERTY LINE

LONE ROCK TT LAND CO., LLC
[TAX LOT 700]

SEE CS# 23-B-54A
FOR SURVEY OF THIS
PARCEL.

NEW PROPERTY LINE

186.90'

S 00°15'14" W,

NORTH 00°15'14" EAST, 407.70'

NORTH 00°15'14" EAST, 407.73' [1]

NORTH 00°11'00" WEST, 406.96' [2]

N 68°13'27" E, 107.23'

N 18°46'17" W,

46.55'

PLA PARCEL
0.37 ACRES

LOPE OF ENCROACHMENT

CARPOT
ENCROACHMENT AREA

OLD PROPERTY LINE

220.95'

S 00°15'14" W,

NORTH 11°00'27" WEST, 153.22'

S 75°46'48" W,

8.2'

PC PER COUNTY [31]
STA. 16+88.87

30'

30'

PT PER COUNTY [31]
STA. 17+71.60

LC: S 74°31'00" W
53.00' [2]

**BEAVER CREEK
COUNTY ROAD**

PC PER COUNTY [31]
STA. 16+76.49

PC PER PLAT [2]

LAND DATA:

TAX MAP: 27 13 15 A
TL 700 TA# 705803
ZONING: F (COUNTY)
SITUS: NONE ASSIGNED

TAX MAP: 27 13 15 A
TL 600 TA# 7526800
ZONING: RR-5 (COUNTY)
SITUS: 92923 BEAVER CREEK LANE

CORNER NOTES:

- 1 FOUND IRON ROD W/BEARING TREE [VISIBLE]
CS# 23 B 54A (B)
- 2 FOUND 5/8" IRON ROD W/YPC
LS 2291 / CS# 23 B 54A

CURVE TABLE:

C1 LC: S 76°15'38" W, 47.35'
R= 1402.4 L=47.35' DELTA: 1°56'04"
C2 LC: N 71°11'26" E, 35.46'
R= 1402.4 L=35.46' DELTA: 1°26'56"

PROPERTY LINE ADJUSTMENT SURVEY

PARCELS LOCATED IN THE NE & NW QUARTERS OF THE NE QUARTER
OF SECTION 15 T. 27 S. - R. 13 W., W.M. - COOS COUNTY, OREGON

DRAWN BY rd

SCALE: 1" = 60'

DATE: AUG. 20, 2020

DS&P P 20-10

SIX FIVE SIX S. 12TH CT
COOS BAY, OREGON 97420



dodge surveying & planning
(541) 404-3799 | rdodge@tget.com



RECEIVED

Date

COUNTY SURVEYOR—MIKE DADD

APPROVED BY COOS COUNTY PLANNING DEPARTMENT FILE # _____

PLANNING DIRECTOR _____ DATE _____
PROPERTY LINE ADJUSTMENT DEED 2020- _____

NARRATIVE:

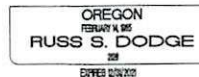
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- 2.) THE PURPOSE OF THE SURVEY BEING TO MARK AND IDENTIFY THE ADJUSTED BOUNDARY OF THE HAMPEL AND LONE ROCK TIMBER PARCELS.
- 3.) REFERENCE SURVEYS: [1] CS# 23 B 54 A [2] BEAVER CREEK VALLEY (PLAT) [3] BEAVER CREEK RE-ALIGNMENT SURVEY BY K.SEIDEL (6-11-80)
- 4.) INSTRUMENTS USED WERE A LEICA S 1200 ROBOTIC TOTAL STATION. MAPPING BY ACAD CIVIL 3d.
- 5.) LEGAL DESCRIPTIONS USED IN THIS SURVEY PROVIDED BY TICOR TITLE, COOS BAY OFFICE.
- 6.) BEAVER CREEK COUNTY ROAD: WE WERE UNABLE TO LOCATED EXISTING MONUMENTS ALONG THE COUNTY ROAD BEYOND POINT #2. I RESEARCHED CORNER LOCATION PER "BEAVER CREEK ROAD RE-ALIGNMENT" (SURVEY) BY K. SEIDEL DATED 11-6-1980. I USED CURVE DATA FROM THAT SURVEY TO CALCULATE THE SW CORNER LOCATION OF THE PLA SUB-PARCEL. I WAS UNABLE TO CALCULATE A ROTATION FACTOR. I CHECKED THE DIMENSION TO CL, (30')

LEGEND & ABBREVIATIONS

- ⊙ FOUND SURVEY MONUMENT SIZE AND TYPE AS NOTED
- SET 5/8" X 30" IRON ROD W/ORANGE PLASTIC CAP STAMPED "LS 2128"
- CALCULATED POSITION
- (XX.XX) PLAT RECORD VALUES
- CALC CALCULATED
- W/YPC WITH YELLOW PLASTIC CAP
- A/CAP ALUMINIUM CAP
- CL CENTER LINE
- W/OPC WITH ORANGE PLASTIC CAP
- (D) DS&P MEASURED VALUES

REGISTERED PROFESSIONAL LAND SURVEYOR

Russ S. Dodge



SURVEY BY:

dodge surveying & planning
SIX FIVE SIX S. 12TH CT.
COOS BAY, OREGON 97420

PARCEL SIZES PRE PLA

TL 700 (LRT)	17.02 ACRES
TL 600 (HAMPEL)	1.27 ACRES

PARCEL SIZES POST PLA

TL 700 (LRT)	16.65 ACRES
TL 600 (HAMPEL)	1.64 ACRES

SURVEY FOR:

HEATH & JENNIFER HAMPEL
92923 BEAVER CREEK LANE
COOS BAY, OREGON 97420



LONE ROCK TT LAND CO., LLC.
P.O. BOX 1127
ROSEBURG, OREGON 97470

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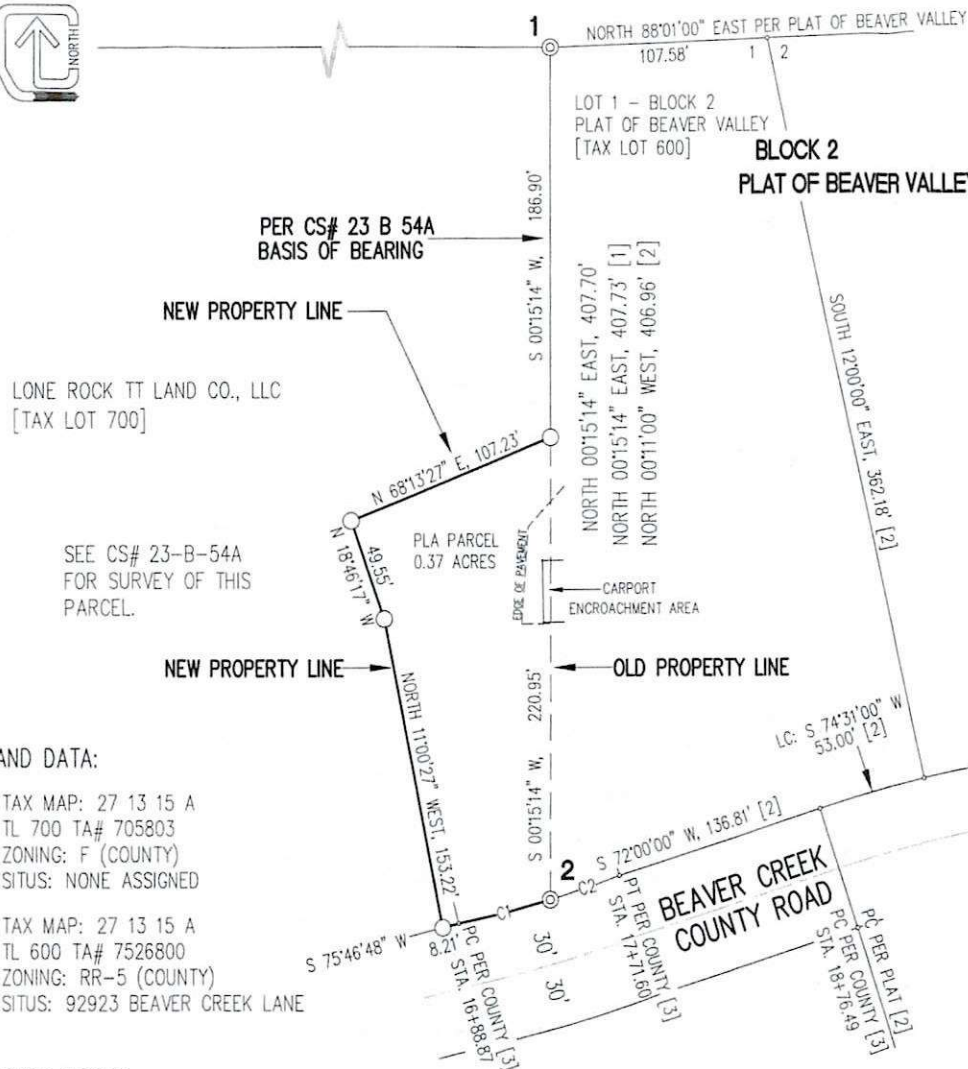
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CS# 23 B 54A (B)
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LS 2291 / CS# 23 B 54A

LAND DATA:

TAX MAP: 27 13 15 A
TL 700 TA# 705803
ZONING: F (COUNTY)
SITUS: NONE ASSIGNED

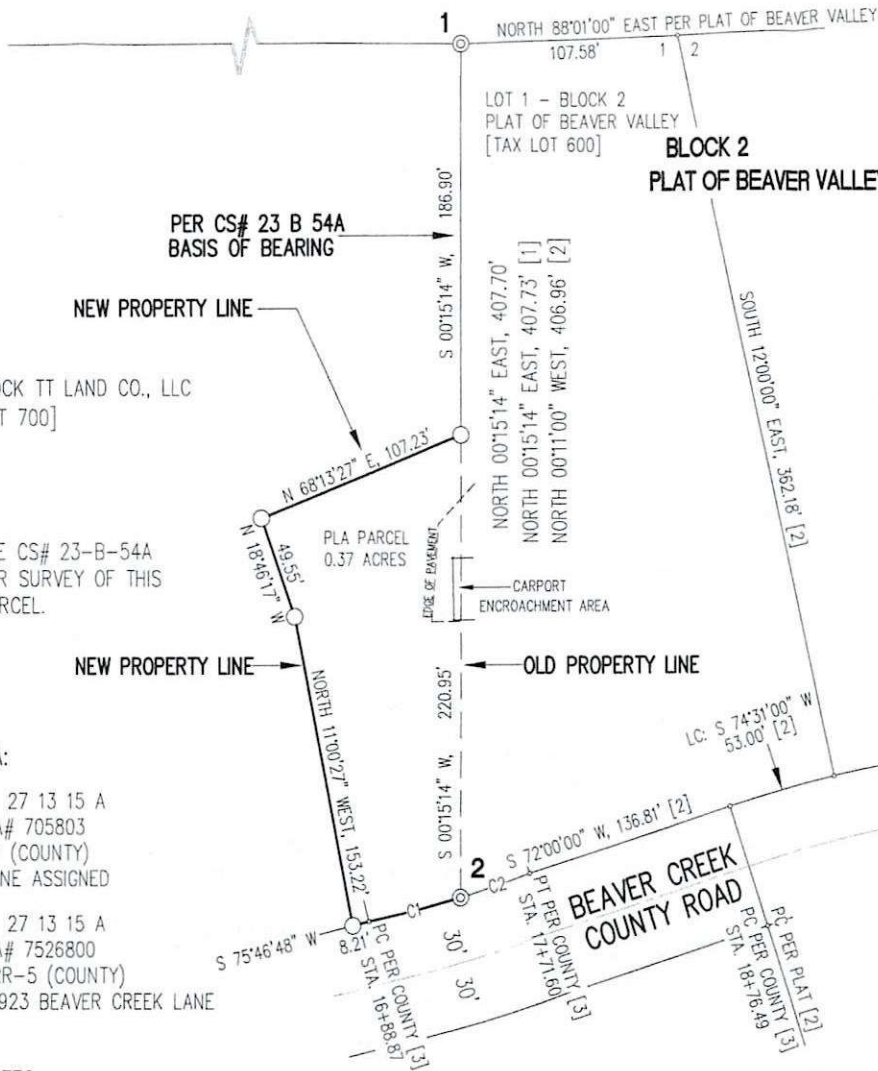
TAX MAP: 27 13 15 A
TL 600 TA# 7526800
ZONING: RR-5 (COUNTY)
SITUS: 92923 BEAVER CREEK LANE



SIX FIVE SIX S. 12TH CT
COOS BAY, OREGON 97420
dodge surveying & planning
(541) 404-3799 | rdodge@tngt.com

PROPERTY LINE ADJUSTMENT SURVEY
PARCELS LOCATED IN THE NE & NW QUARTERS OF THE NE QUARTER
OF SECTION 15 T. 27 S. - R. 13 W., W.M. - COOS COUNTY, OREGON

DRAWN BY rd
SCALE: 1" = 60'
DATE: AUG. 20, 2020
DS&P P 20-10



LONE ROCK TT LAND CO., LLC
[TAX LOT 700]

SEE CS# 23-B-54A
FOR SURVEY OF THIS
PARCEL.

LAND DATA:

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TL 700 TA# 705803
ZONING: F (COUNTY)
SITUS: NONE ASSIGNED

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SURVEY FOR:

HEATH & JENNIFER HAMPLE
92923 BEAVER CREEK LANE
COOS BAY, OREGON 97420

&

LONE ROCK TT LAND CO., LLC.
P.O. BOX 1127
ROSEBURG, OREGON 97470

SURVEY BY:

dodge surveying & planning
SIX FIVE SIX S. 12TH CT.
COOS BAY, OREGON 97420

RECEIVED

Date _____

COUNTY SURVEYOR—MIKE DADO

APPROVED BY COOS COUNTY PLANNING DEPARTMENT FILE # _____

PLANNING DIRECTOR _____ DATE _____

PROPERTY LINE ADJUSTMENT DEED 2020-_____

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REGISTERED
PROFESSIONAL
LAND SURVEYOR

Russ S. Dodge

OREGON
FEBRUARY 14, 1985
RUSS S. DODGE
202
EXPIRES 12/31/2025

PROPERTY LINE ADJUSTMENT SURVEY

PARCELS LOCATED IN THE NE & NW QUARTERS OF THE NE QUARTER OF SECTION 15 T. 27 S. - R. 13 W., W.M. - COOS COUNTY, OREGON

DRAWN BY rd
SCALE: 1" = 60'
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SIX FIVE SIX S. 12TH CT
COOS BAY, OREGON 97420

dodge surveying & planning
(541) 404-3709 | r.dodge@tigit.com



RECEIVED

Date

COUNTY SURVEYOR—MIKE DADO

APPROVED BY COOS COUNTY PLANNING DEPARTMENT FILE # _____

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PROPERTY LINE ADJUSTMENT DEED 2020-_____

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REGISTERED PROFESSIONAL LAND SURVEYOR

Russ S. Dodge

OREGON FEBRUARY 1982
RUSS S. DODGE
SURVEYOR
EXPIRES 12/31/2021

1 NORTH 88°01'00" EAST PER PLAT OF BEAVER VALLEY
107.58' 1 2

LOT 1 - BLOCK 2
PLAT OF BEAVER VALLEY
[TAX LOT 600]

**BLOCK 2
PLAT OF BEAVER VALLEY**

PER CS# 23 B 54A
BASIS OF BEARING

NEW PROPERTY LINE

LONE ROCK TT LAND CO., LLC
[TAX LOT 700]

SEE CS# 23-B-54A
FOR SURVEY OF THIS
PARCEL.

NEW PROPERTY LINE

OLD PROPERTY LINE



LAND DATA:

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TL 700 TA# 705803
ZONING: F (COUNTY)
SITUS: NONE ASSIGNED

TAX MAP: 27 13 15 A
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SURVEY FOR:

HEATH & JENNIFER HAMPEL
92923 BEAVER CREEK LANE
COOS BAY, OREGON 97420

LONE ROCK TT LAND CO., LLC
P.O. BOX 1127
ROSEBURG, OREGON 97470

SURVEY BY:

dodge surveying & planning
SIX FIVE SIX S. 12TH CT.
COOS BAY, OREGON 97420

PROPERTY LINE ADJUSTMENT SURVEY

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SIX FIVE SIX S. 12TH CT.
COOS BAY, OREGON 97420
dodge surveying & planning
(541) 404-3799 | rdodge@hugel.com

**Submitted TO:
Coos County Planning Department
Property Line Adjustment Application**

SUBJECT PROPERTY:

TAX MAP 27 13 15 A - TAX LOT 700
[LONE ROCK TT Land Co. , LLC]
TAX MAP 27 13 15 A - TAX LOT 600
[HEATH & JENNIFER HAMPEL]

ZONING: RR-5 M TAX MAP 27 13 15 A - TAX LOT 600
F TAX MAP 27 13 15 A - TAX LOT 700

OWNER: TAX MAP 27 13 15 A - TAX LOT 700 / LONE ROCK TT Land Co., LLC
TAX MAP 27 13 15 A - TAX LOT 600 / HEATH & JENNIFER HAMPEL

Parcel Size: TAX MAP 27 13 15 A - TAX LOT 700 / 17.02 Acres
TAX MAP 27 13 15 A - TAX LOT 600 / 1.27 Acres

SUBMITTALS:

PLA (LAND USE) APPLICATION W/FEE
TITLE REPORT 2
EXISTING VESTING LEGAL DESCRIPTIONS
EXISTING EASEMENT LEGAL DESCRIPTIONS
ASSESSOR MAP (REDUCED COPY)
TAX ASSESSMENT SHEET
LOT CLOSURE SHEET
TENTATIVE PLAN 4 FULL SIZE SHEET
VARIANCE PLA F/RR5 APPLICATION

Background Information

The Applicant/Owner by this submittal wishes to secure approval to Modify and Adjust a Common Boundary Line between the Individual Adjacent Parcels. The Goal being to reconfigure the Boundary Lines between LONE ROCK TT Land Co., LLC AND THE HAMPELS. Over the years Mr. Hampel has used a small portion of the Property, after discovering the location of the Boundary Line, Lone Rock Timber was contacted and agreed to transfer this Sub-Parcel. See the Attached Site Plan/ Tentative PLAN.

**Submitted TO:
Coos County Planning Department
Variance / Property Line Adjustment Application**

The Applicant/Owner would like to secure the Approval to adjust a common boundary line between Parcels having different and separate Zoning Designations.

The Applicant resides at 92923 Beaver Creek Lane, it is a Parcel located in the Plat of Beaver Creek Valley consisting of a 1.27 Acre Tract. This Parcel is Zoned RR-5. In the course of the Proposed Property Line Adjustment we are applying to adjust the boundary line of an adjacent Parcel Zoned F. This Parcel is owned by Lone Rock TT Land Co., LLC., and its Parcel comprises 17.02 Acres.

The Parcel owned by LRT is a Parcel containing merchantable timber. The Proposed Sub-Parcel (0.37 Acres) does contain a few trees but none of which would be of value or considered merchantable to the LRT Organization. The topography of the small area is sloping and consists of mostly smaller types of underbrush. LRT has stated that future harvesting operation of the existing timber stands would not be impacted by this line adjustment. It is naturally separated by a small ravine with the exception of the flat area where the encroachment occurs that Mr. Hampel has used prior to being aware of the actual boundary line location.

LRT would not utilize this area for access to its existing timber, its logging operations and mobilization would be directed to the West and North of this Parcel. LRT has not conducted a re-forestation process for this immediate area, and is not planning to utilize this Sub-Parcel for any uses related to maintaining a forest operation in terms of harvesting or timber management.

Access points for each Parent Parcel would remain the same with no changes. Access to the Hampel Parcel is a private paved driveway located in close proximity to the Southeast Corner of their property. Access to the Timberlands would remain the same as well over and across adjacent lands owned to the North.

The Applicant is seeking relief from the strict interpretation of the Applied Ordinances due to the size of the Sub-Parcel being of little or no impact to the LRT Operations.

*dodge surveying & planning
SIX FIVE SIX S. 12th CT – STE 1
Coos Bay, Oregon 97420
(541) 404-3799
August 20 2020*