



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-20 026

Date Received: 9/23/20 Receipt #: 22084 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) Strain Family Trust, David and Kathryn Strain

Mailing address: 64387 Landrith Rd

Phone: 541 267 4184

Email: k-and-d@msn.com

Township: 24S Range: 11W Section: 19 ¼ Section: C 1/16 Section: Select Tax lot: 1001

Tax Account Number(s): 99201

Zone: Select Zone Forest (F)

Acreage Prior to Adjustment:

Acreage After the Adjustment

B. Land Owner(s) Kathy Strain

Mailing address: 64387 Landrith Rd

Phone: 541 267 4184

Email: k-and-d@msn.com

Township: 24S Range: 11W Section: 19 ¼ Section: C 1/16 Section: Select Tax lot: 1000

Tax Account Number(s) 99200

Zone Forest (F)

Acreage Prior to Adjustment:

Acreage After the Adjustment

C. Surveyor Estabrook Land Surveying, Inc.

Mailing Address PO Box 574 Lakeside, OR. 97449

Phone #: 541 404 3425

Email: estabrooksurveying@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:

To be able to put the tractor in the barn without going on our other 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 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

Property 2: none

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:
approxite 60 feet

Is there a sanitation system on the one or both properties, if so, please indicate the type of system
Yes No
Onsite Septic System Public Sewer

Is property one going to result in less than an acre and contain a dwelling? Yes No

Is property two going to result in less than an acre and contain a dwelling? Yes No

Is one or both properties zoned Exclusive Farm Use or Forest? Yes No

Will the property cross zone boundaries? If so, a variance request will be required. Yes No

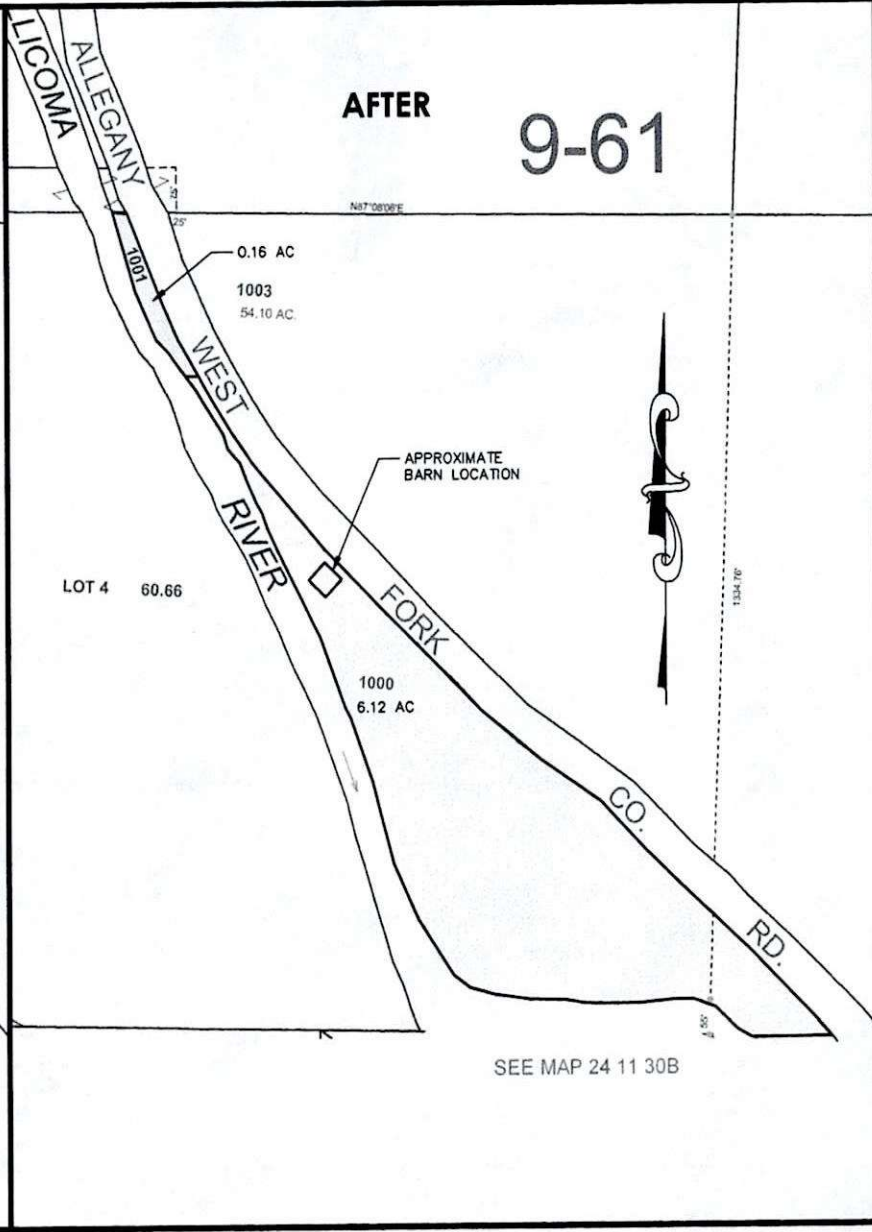
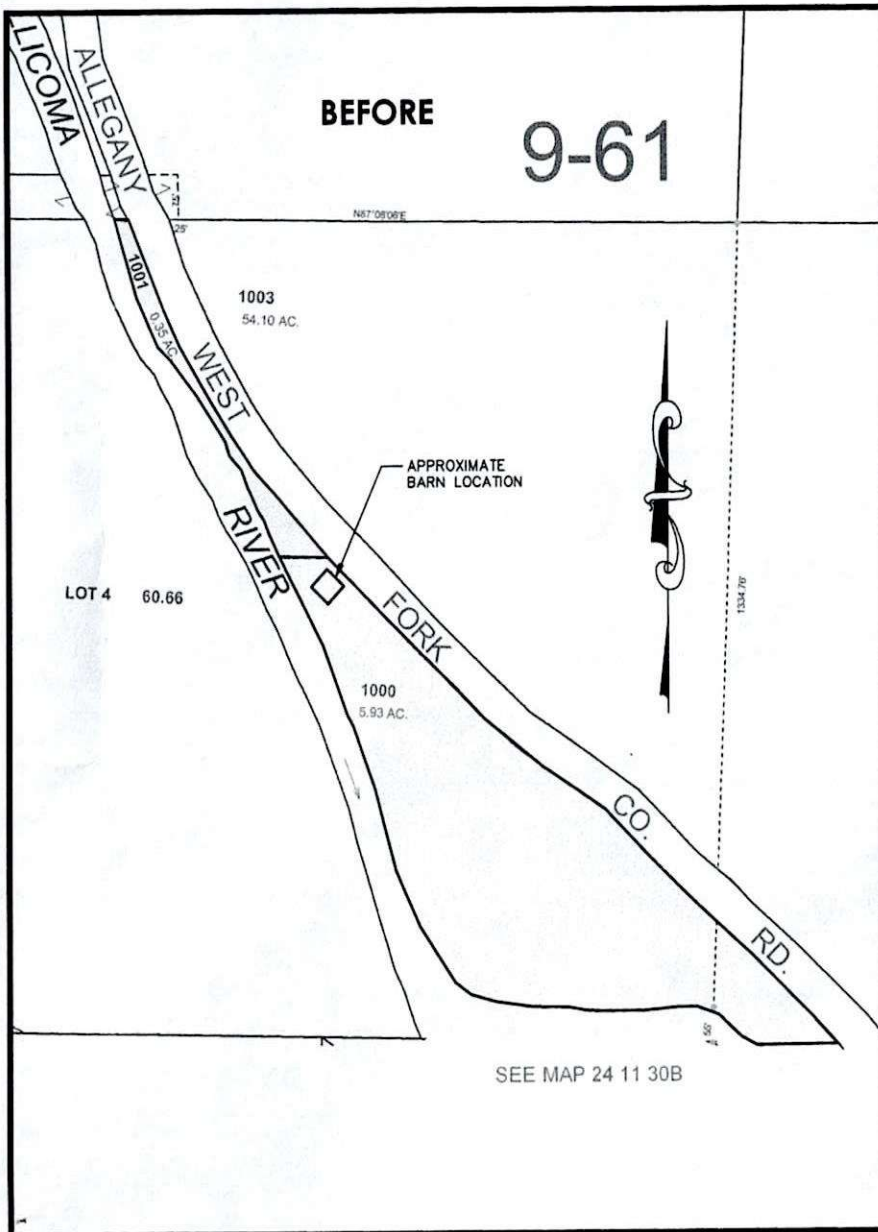
Will the property line adjustment change the access point? Yes No

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

Property Owner Signatures

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



ESTABROOK LAND SURVEYING	STRAIN LOT LINE ADJUSTMENT	TENTATIVE MAP		FIGURE 1
		Drawn By: SRS Date: 8/17/2020		TL: 24S 11W 19C 01000 TL: 24S 11W 19C 01001



CRAIG ZANNI
SHERIFF

COOS COUNTY SHERIFF'S OFFICE

AMENDED SHERIFF'S DEED

Grantor: COOS COUNTY SHERIFF'S OFFICE 250 N. BAXTER COQUILLE, OREGON 97423
Grantee: Kathy Strain 64387 Landrith Road Coos Bay, OR 97420
After recording return to: KATHY STRAIN 64387 LANDRITH RD COOS BAY, OR. 97420
Until requested otherwise send all tax statements to: KATHY STRAIN 64387 LANDRITH RD. COOS BAY, OR 97420
The true and actual consideration for this transfer is \$165,000.00

Coos County, Oregon
\$96.00

2020-08655
09/02/2020 01:30 PM
Pgs=3



00119697202000086550030039

Debbie Heller, CCC, Coos County Clerk

**SPACE RESERVED FOR
RECORDER'S USE**

Case #15CV0830

This Deed is issued on August 19th, 2020, by and between Craig Zanni, Sheriff of Coos County, Oregon, hereinafter called the grantor, and Kathy Strain, hereinafter called the grantee. In an action in the Circuit Court of the State of Oregon for Coos County, where FEDERAL NATIONAL MORTGAGE ASSOCIATION was plaintiff(s) and BARBARA STEELE; RAY KLEIN, INC., AN OREGON CORPORATION DBA PROFESSIONAL CREDIT SERVICE; and ALL OTHER PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE REAL PROPERTY COMMONLY KNOWN AS 68292 W FORK MILLICOMA RD, COOS BAY, OR 97420 was defendant(s), a judgment was entered against the defendant(s). Following that judgment, the court issued a Writ of Execution in Foreclosure which ordered the sale of the property. Pursuant to which on January 29th, 2018 the defendant's interest in the real property described below was sold at public auction, subject to redemption, in the manner provided by law, for the sum of \$165,000.00 to Kathy Strain, who was the highest bidder. The real property has not been redeemed from the sale, and the time for doing so has now expired. The grantee is the owner and holder of the Certificate of Sale. The grantee has delivered the certificate to grantor, or has presented a court order to the grantor ordering

issuance of the deed. NOW, THEREFORE, in consideration of the sum paid for the real property, grantor conveys to grantee all the right, title and interest in the following described real property:

THAT PORTION OF GOVERNMENT LOT 4 IN SECTION 19 OF TOWNSHIP 24 SOUTH, RANGE 11 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON LYING EAST OF THE MILLICOMA RIVER AND WEST OF THE ALLEGANY WESTFORK ROAD AND EXCEPTING A PORTION AS SOLD TO JOHN W. WHITTY AND MICHAEL O. WHITTY, AS TRUSTEES OF THE MILLICOMA TRUST IN WARRANTY DEED RECORDED DECEMBER 23, 1986 IN MICROFILM REEL NUMBER 86-6-4553, DEED RECORDS OF COOS COUNTY, OREGON. ALSO: THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19 OF TOWNSHIP 24 SOUTH, RANGE 11 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON, LYING EAST OF THE MILLICOMA RIVER AND WEST OF THE ALLEGANY WESTFORK ROAD

The property is commonly known as: 68292 W Fork Millicoma Rd
Coos Bay, OR 97420

TO HAVE AND TO HOLD the same unto the grantee and grantee's heirs, successors, and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$50.00.

IN WITNESS WHEREOF, the grantor has executed this instrument.

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

CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8,
OREGON LAWS 2010.

Dated: 8/19/2020

Craig Zanni, Sheriff
Coos County, Oregon

By _____

- Deputy Hansen
 Cindy Cade, Civil Clerk

State of Oregon, County of Coos) ss.

This instrument was acknowledged before me on this 19 day of August,
2020 By Cindy Cade at the Coos County Sheriff's Office.

Heather Dawn Sanborn
Notary Public for Oregon,

My commission expires 12-19-2020



COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2020

NOT OFFICIAL VALUE

September 7, 2020 3:31:16 pm

Account # 99200
 Map # 24S1119C001000
 Code - Tax # 0961-99200

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name STEELE, BARBARA

Deed Reference # See Record

Agent

Sales Date/Price See Record

In Care Of

Appraiser

Mailing Address 64331 ROY RD
 COOS BAY, OR 97420-8761

Prop Class 641 MA SA NH Unit
 RMV Class 601 04 16 RRF 1655-1

Situs Address(s)	Situs City
ID# 15 68292 W FORK MILLICOMA RD	COOS BAY

		Value Summary					
Code Area	RMV	MAV	AV	SAV	MSAV	RMV Exception	CPR %
0961 Land	55,835					Land	0
Impr.	139,670					Impr.	0
Code Area Total	195,505	114,630	128,140	19,175	13,510		0
Grand Total	195,505	114,630	128,140	19,175	13,510		0

Land Breakdown											
Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0961	30	<input checked="" type="checkbox"/>		F	Designated Forest Land	100	A	2.03	C	006*	1,627
0961	40	<input checked="" type="checkbox"/>		F	Designated Forest Land	100	A	0.40	D	006*	273
0961	15	<input checked="" type="checkbox"/>		F	Farm Site	100	A	1.00	AV	006*	13,275
0961	20	<input checked="" type="checkbox"/>		F	Market	100	A	2.50	MV	003	36,660
0961					SITE AMENTIES	100					4,000
Grand Total								5.93			55,835

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV		
0961	2		303	General Purpose Building	100	432			14,100		
0961	1	1950	132	One story with basement-Class 3	100	1,287			125,570		
Grand Total							1,719		139,670		

Code Area	Type	Exemptions/Special Assessments/Potential Liability																					
<p>NOTATION(S):</p> <ul style="list-style-type: none"> ■ FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST ■ FARM HOMESITE 																							
<p>0961</p> <p>FIRE PATROL:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">■ FIRE PATROL SURCHARGE</td> <td style="width: 20%; text-align: right;">Amount</td> <td style="width: 10%;">47.50</td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">Year</td> <td style="width: 10%;">2020</td> </tr> <tr> <td>■ FIRE PATROL TIMBER</td> <td style="text-align: right;">Amount</td> <td>18.75</td> <td style="text-align: right;">Acres</td> <td style="text-align: right;">5.93</td> <td style="text-align: right;">Year 2020</td> </tr> </table>												■ FIRE PATROL SURCHARGE	Amount	47.50		Year	2020	■ FIRE PATROL TIMBER	Amount	18.75	Acres	5.93	Year 2020
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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

7-Sep-2020

STEELE, BARBARA
64331 ROY RD
COOS BAY OR 97420-8761

Tax Account #	99200	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	0961
Situs Address	68292 W FORK MILLICOMA RD COOS BAY OR 97420	Interest To	Sep 15, 2020

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2019	ADVALOREM	\$1,532.64	\$1,401.81	\$130.83	\$0.00	\$1,401.81	Nov 15, 2019
2018	ADVALOREM	\$1,706.57	\$1,361.62	\$344.95	\$0.00	\$1,361.62	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,140.47	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,107.77	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,080.60	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,073.17	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,046.94	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,080.35	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,049.55	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,021.65	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$999.39	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,020.84	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$892.25	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$949.97	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$963.21	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$917.07	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$891.78	Nov 15, 2003
Total		\$3,239.21	\$2,763.43	\$475.78	\$0.00	\$17,998.44	