



TELEPHONE (541) 267-2872
FAX (541) 267-0588
EMAIL: stuntzner.com

705 South 4th Street – PO Box 118
Coos Bay, Oregon 97420

COOS BAY • BROOKINGS • FOREST GROVE • DALLAS

January 30, 2019

Jill Rolfe, Director
Coos County Planning Department
Coos County Courthouse Annex
Coquille, Oregon 97423

RE: COX TEMPLATE DWELING
LOCATED IN T.26, R.13, S.04, TAX LOT 100

Dear Jill,

Attached is a Forest Template Dwelling application for property belonging to Kyle Cox. The template test is based upon Research Request R-18-001.

The subject parcel was originally conveyed with other parcels to Kyle Cox per Warranty Deed 2018-02481 (enclosed). All three parcels were then conveyed to Kyle and his wife per Warranty Deed 2019-00633 (enclosed). The subject parcel was then conveyed to Kyle per Warranty Deed 2019-00634 (enclosed). In other words, the subject property is now owned independent of other lands.

Please let me know if you have questions or need any further information.

Sincerely,
STUNTZNER ENGINEERING AND FORESTRY, L.L.C.

A handwritten signature in black ink, appearing to read "Chris Hood".

Chris Hood

RECEIVED
JAN 31 2019
COOS COUNTY
PLANNING DEPARTMENT



Coos County Planning Department
Land Use Application

Official Use Only
FEE: \$1479.00
Receipt No. 206341
Check No./Cash 1233
Date 1/31/19
Received By A. Dibble
File No. 144-19-004

Please place a check mark on the appropriate type of review that has been requested.

- Administrative Review (checked)
Hearings Body Review
Final Development Plan (BDR)
Variance

An incomplete application will not be processed. Applicant is responsible for completing the form and addressing all criteria. Attach additional sheets to answer questions if needed. Please indicated not applicable on any portion of the application that does not apply to your request.

A. Applicant:

Name: Kyle Cox Telephone: 541-217-5889
Address: 63003 Crown Point Road
City: Coos Bay State: OR Zip Code: 97420

B. Owner:

Name: Kyle Cox Telephone: 541-217-5889
Address: 63003 Crown Point Road
City: Coos Bay State: OR Zip Code: 97420

C. As applicant, I am (check one): Please provide documentation.

- The owner of the property (shown on deed of record); (checked)
The purchaser of the property under a duly executed written contract who has the written consent of the vendor to make such application (consent form attached).
A lessee in possession of the property who has written consent of the owner to make such application (consent form attached).
The agent of any of the foregoing who states on the application that he/she is the duly authorized agent and who submits evidence of being duly authorized in writing by his principal (consent form attached).

D. Description of Property:

Township 26 Range 13 Section 04 Tax Lot 100

Tax Account 5039.07 Lot Size 47.98 Acres Zoning District Forest

E. Information (please check off as you complete)

- 1. Project Proposal. Attach description if needed. Forest Template Dwelling
- 2. A detailed parcel map of the subject property illustrating the size and location of existing and proposed uses, structures and roads on an 8½" x 11" paper to scale. Applicable distances must be noted on the parcel map along with slopes. (See example plot map)Covenants or deed restrictions on the property, if unknown contact title company.
- 3. Existing Use Forest
- 4. Site Address N/A
- 5. Access Road Private Easement Via Idaho Drive (Coos Bay)
- 6. Is the Property on Farm/Forest Tax Deferral Yes
- 7. Current Land Use (timber, farming, residential, etc.) Timber
- 8. Major Topography Features (streams, ditches, slopes, etc.) Slopes & Bench
- 9. List all lots or parcels that the current owner owns, co-owns or is purchasing which have a common boundary with the subject property on an assessment map. N/A
- 10. Identify any homes or development that exists on properties identified in #9. N/A
- 11. A copy of the current deed of record.

F. Proposed use and Justification

Please attach an explanation of the requested proposed use and **findings (or reasons)** regarding how your application and proposed use comply with the following the Coos County Zoning and Land Development Ordinance (LDO). Pursuant to the LDO, this application may be approved only if it is found to comply with the applicable criteria for the proposed use. Staff will provide you with the criteria; however, staff cannot provide you with any legal information concerning the adequacy of the submitted findings, there is no guarantee of approval and the burden rests on the applicant. (You may request examples of a finding)

List of Applicable Criteria and Justification:

See Applicant's Exhibit "A"

G. Authorization:

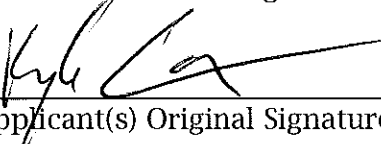
All areas must be initialed by all applicant(s) prior to the Planning Department accepting any application unless the statement is not applicable. If one of the statements, below is not applicable to your request indicated by writing N/A.

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

ORS 215.416 Permit application; fees; consolidated procedures; hearings; notice; approval criteria; decision without hearing. (1) When required or authorized by the ordinances, rules and regulations of a county, an owner of land may apply in writing to such persons as the governing body designates, for a permit, in the manner prescribed by the governing body. The governing body shall establish fees charged for processing permits at an amount no more than the actual or average cost of providing that service. The Coos County Board of Commissioners adopt a schedule of fees which reflect the average review cost of processing and set-forth that the Planning Department shall charge the actual cost of processing an application. Therefore, upon completion of review of your submitted application/permit a cost evaluation will be done and any balance owed will be billed to the applicant(s) and is due at that time. By signing this form you acknowledge that you are responsible to pay any debt caused by the processing of this application. Furthermore, the Coos County Planning Department reserves the right to determine the appropriate amount of time required to thoroughly complete any type of request and, by signing this page as the applicant and/or owner of the subject property, you agree to pay the amount owed as a result of this review. If the amount is not paid within 30 days of the invoice, or other arrangements have not been made, the Planning Department may choose to revoke this permit or send this debt to a collection agency at your expense.


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

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



Applicant(s) Original Signature

Applicant(s) Original Signature



Print Name

Print Name

APPLICANT'S EXHIBIT "A"

COX TEMPLATE DWELING LOCATED IN TOWNSHIP 26 SOUTH, RANGE 13 WEST W.W., SECTION 04, TAX LOT 100

SECTION 4.6.110(3)

(b) Template Dwelling

A single-family dwelling on a lot or parcel located within a forest zone may be allowed as a conditional use if:

- x. There are no other dwellings on the tract on which the dwelling will be sited.

RESPONSE: The property is currently vacant with no residential development.

- xi. There are no deed restrictions established on the lots or parcels that make up the tract which do not allow a dwelling.

RESPONSE: A copy of the deed of record has been submitted with the application showing that there are no restrictions prohibiting residential development.

- xii. The lot or parcel on which the dwelling is to be located is predominantly composed of soils that are capable of producing the following cubic feet per acre per year

RESPONSE: The property is composed of soils that are capable of producing 85 Cubic Feet, Per Acre, Per Year of Growth.

In a Research Request (R-10-001) completed by the Coos County Planning Department on January 26, of 2018 (see attached), it was determined that when a 160 acre square template was centered on the center of the subject property, there are 18 parcels and 12 dwellings either touching or within the template. The subject property therefore meets the requirements of the template test.

NOTE: Lots or parcels within urban growth boundaries shall not be used to satisfy the above requirements.

- xiii. If the tract on which the dwelling is to be sited is 60 acres or larger and abuts a road or perennial stream, the measurement shall be made by using a 160-acre rectangle that is one mile long and one-fourth mile wide centered on the center of the subject tract and that is to maximum extent possible, aligned with the road or stream. If a road crosses the tract on which the dwelling will be located, at least one of the three required dwellings shall be on the same side of the road as the proposed dwelling. However, one of the three required dwellings shall be on the same side of the road or stream as the tract and:

3) Be located within a 160-acre rectangle that is one mile long and one-fourth mile wide centered on the center of the subject tract and that is, to the maximum extent possible aligned with the road or stream. Or

4) Be within one-quarter mile from the edge of the subject tract but not outside the length of the 160-acre rectangle, and on the same side of the road or stream as the tract.

xiv. If a tract abuts a road that existed on January 1, 1993, the measurement may be made by creating a 160-acre rectangle that is one mile long and one-fourth mile wide centered on the center of the subject tract and that is to the maximum extent possible, aligned with the road. Road, as used in this subsection, means a public or private way that is created to provide ingress or egress for persons to one or more lots, parcels, areas or tracts of land. This excludes a private way that is created to provide ingress or egress to such land in conjunction with the use of such land for forestry, mining or agricultural purposes.

RESPONSE: The provisions above (xiii, 3, 4, or xiv) do not apply.

vi. A proposed "template" dwelling under this ordinance is not allowed if:

1) It is prohibited by or will not comply with the requirements of the acknowledged comprehensive plan, acknowledged land use regulations, or other provisions of law;

RESPONSE: This application is only intended to address the provisions for a forest template dwelling pursuant to the Coos County Zoning and Land Development Ordinance (CCZLDO). The applicant will further be responsible for compliance with other special consideration or natural hazard overlays that may apply to the property, to assure compliance with the acknowledged comprehensive plan.

2) Unless it complies with the requirements of Section 4.6.130.6 through 8 Section 4.6.140.8 through 16.

SECTION 4.6.130 ADDITIONAL CRITERIA FOR ALL ADMINISTRATIVE AND HEARINGS BODY APPLICATION REVIEW:

6. As a condition of approval, if road access to the dwelling is by a road owned and maintained by a private party or by the Oregon Department of Forestry, the United States Bureau of Land Management, or the United States Forest Service, then the applicant shall provide proof of a long-term road access use permit or agreement. The road use permit may require the applicant to agree to accept responsibility for road maintenance.

RESPONSE: Access to the subject property is from a private easement (see attached) via a dedicated public road. Access does not cross state or federal lands.

7. Approval of a dwelling shall be subject to the following additional requirements:

a. Approval of a dwelling requires the owner to plant a sufficient number of trees on the tract to demonstrate that the tract is reasonably expected to meet Department of Forestry stocking requirements at the time specified in Department of Forestry administrative rules.

- b. The Planning Department shall notify the County Assessor of the above condition at the time the dwelling is approved.
- c. If the lot or parcel is more than 10 acres, the property owner shall submit a stocking survey report to the County Assessor and the Assessor will verify that the minimum stocking requirements have been met by the time required by Department of Forestry Rules. The Assessor will inform the Department of Forestry in cases where the property owner has not submitted a stocking survey report of where the survey report indicates that minimum stocking requirements have not been met.
- d. Upon notification by the Assessor the Department of Forestry will determine whether the tract meets minimum stocking requirements of the Forest Practices Act. If the Department of Forestry determines that the tract does not meet those requirements, it will notify the owner and Assessor that the land is not being managed as forest land. The Assessor will then remove the forest land designation pursuant to ORS 321.359 and impose the additional tax pursuant to ORS 321.372.
- e. The county governing body or its designate shall require as a condition of approval of a single-family dwelling under ORS 215.213, 215.383 or 215.284 or otherwise in a farm or forest zone, that the landowner for the dwelling sign and record in the deed records for the county a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.

RESPONSE: The subject property is exclusively managed for forest use and currently exceeds ODF stocking requirements. As a requirement of approval, the owner will be responsible for submitting a stocking report with the Coos County Assessor showing that the subject property meets stocking requirements. As a requirement of approval the applicant shall also record a non-remonstrative deed restriction to farm and forest practices.

This section contain all of the development standards for uses (unless otherwise accepted out by a use review) and all of the siting standards for development.

SECTION 4.6.140 DEVELOPMENT AND SITING CRITERIA:

This section contain all of the development standards for uses (unless otherwise accepted out by a use review) and all of the siting standards for development.

8. The Planning Director may authorize alternative forms of fire protection when it is determined that these standards are impractical that shall comply with the following:
 - a. The means selected may include a fire sprinkling system, onsite equipment and water storage or other methods that are reasonable, given the site conditions;
 - b. If a water supply is required for fire protection, it shall be a swimming pool, pond, lake, or similar body of water that at all times contains at least 4,000 gallons or a stream that has a continuous year round flow of at least one cubic foot per second;
 - c. The applicant shall provide verification from the Water Resources Department that any permits or registrations required for water diversion or storage have been obtained or that permits or registrations are not required for the use; and

d. Road access shall be provided to within 15 feet of the water's edge for firefighting pumping units. The road access shall accommodate the turnaround of firefighting equipment during fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.

9. Fire Siting Standards for New Dwellings:

a. The property owner shall provide and maintain a water supply of at least 500 gallons with an operating water pressure of at least 50 PSI and sufficient ¾ inch garden hose to reach the perimeter of the primary fuel-free building setback.

b. If another water supply (such as a swimming pool, pond, stream, or lake) is nearby, available, and suitable for fire protection, then road access to within 15 feet of the water's edge shall be provided for pumping units. The road access shall accommodate the turnaround of firefighting equipment during the fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.

10. Firebreak:

a. A firebreak shall be established and maintained around all structures, including decks, for a distance of at least 30 feet in all directions.

b. This firebreak will be a primary safety zone around all structures. Vegetation within this primary safety zone may include mowed grasses, low shrubs (less than ground floor window height), and trees that are spaced with more than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet from the ground) branches. Accumulated needles, limbs and other dead vegetation should be removed from beneath trees.

c. Sufficient garden hose to reach the perimeter of the primary safety zone shall be available at all times.

d. The owners of the dwelling shall maintain a primary fuel-free break area surrounding all structures and clear and maintain a secondary fuel-free break on land surrounding all structures and clear and maintain a secondary fuel-free break area on land surrounding the dwelling that is owned or controlled by the owner in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by Oregon Department of Forestry and shall demonstrate compliance with Table 1.

<i>Table 1 – Minimum Primary Safety Zone Slope</i>	Feet of Primary Safety Zone	Feet of Additional Primary Safety Zone Down Slope
0%	30	0
10%	30	50
20%	30	75
25%	30	100
40%	30	150

11. All new and replacement structures shall use non-combustible or fire resistant roofing materials, as may be approved by the certified official responsible for the building permit.

12. If a water supply exceeding 4,000 gallons is suitable and available (within 100 feet of the driveway or road) for fire suppression, then road access and turning space shall be provided for fire protection pumping units to the source during fire season. This includes water supplies such as a swimming pool, tank or natural water supply (e.g. pond).

RESPONSE: As a "Requirement of Approval" to this application, the owner at the time of development shall be responsible for compliance with the provisions of subsections 8 through 12 above. The property owner shall be responsible for implementing and maintaining said requirements.

13. The dwelling shall not be sited on a slope of greater than 40 percent.

RESPONSE: The dwelling will be sited on a relatively flat bench area as shown on the submitted plot plan. The average slope in the general vicinity of the home site is approximately 5 percent and does not exceed 10 percent in any specific area.

14. If the dwelling has a chimney or chimneys, each chimney shall have a spark arrester.

15. The dwelling shall be located upon a parcel within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district.

16. Except for private roads and bridges accessing only commercial forest uses, public roads, bridges, private roads and driveways shall be constructed so as to provide adequate access for firefighting equipment.

17. Access to new dwellings shall meet road and driveway standards in Chapter VII.

RESPONSE: RESPONSE: As a "Requirement of Approval" to this application, the owner at the time of development shall be responsible for compliance with the provisions of subsections 14 through 17 above. The property owner shall be responsible for implementing and maintaining said requirements.



Coos County Planning Department
Coos County Courthouse Annex, Coquille, Oregon 97423
Mailing Address: 250 N. Baxter, Coos County Courthouse, Coquille, OR 97423
Physical Address: 225 N. Adams, Coquille, Oregon 97423
(541) 396-7770
FAX (541) 396-1022 / TDD (800) 735-2900
planning@co.coos.or.us
Jill Rolfe, Planning Director

January 26, 2018.

Kyle Cox
63003 Crown Point Rd.
Coos Bay, OR 97420

RE: Research Request R-18-001 on property located at Township 26S, Range 13W, Section 04, Tax Lot 100

Mr. Cox:

Pursuant to your research request, a forest template dwelling test was conducted for the parcel located west of the City of Coos Bay. The purpose of the test was to determine if the parcel would qualify for a dwelling based on the relevant Coos County Zoning and Land Development Ordinance ("CCZLDO") provisions.

The applicable CCZLDO criteria for the template test are:

Section 4.6.110(3) – Residential Uses [in the Forest Zone]

b. **TEMPLATE DWELLING.** *A single-family dwelling on a lot of parcel located within a forest zone may be allowed as a conditional use if:*

iii. *The lot of parcel on which the dwelling is to be located is predominantly composed of soils that are capable of producing the following cubic feet per acre per year:*

	Cf/Ac/Yr of Growth		
	<u>0-49</u>	<u>50-85</u>	<u>85+</u>
<i>Required minimum number of lots or parcels or portions thereof existing on January 1, 1993, within a 160-acre square centered on the subject tract.</i>	3	7	11
<i>Required minimum number of dwellings existing on January 1, 1993, on the lots or parcels.</i>	3	3	3

NOTE: *Lots or parcels within urban growth boundaries shall not be used to satisfy the above requirements.*

iv. *If the tract on which the dwelling is to be sited is 60 acres or larger and abuts a road or perennial stream, the measurement shall be made by using a 160-acre rectangle that is one mile long and one-fourth mile wide centered on the center of the subject tract and that is to maximum extent possible, aligned with the road or stream. If a road crosses the*

tract on which the dwelling will be located, at least one of the three required dwellings shall be on the same side of the road as the proposed dwelling. However, one of the three required dwellings shall be on the same side of the road or stream as the tract and:

- 1) Be located within a 160-acre rectangle that is one mile long and one-fourth mile wide centered on the center of the subject tract and that is, to the maximum extent possible aligned with the road or stream. or*
 - 2) Be within one-quarter mile from the edge of the subject tract but not outside the length of the 160-acre rectangle, and on the same side of the road or stream as the tract.*
- v. If a tract abuts a road that existed on January 1, 1993, the measurement may be made by creating a 160-acre rectangle that is one mile long and one-fourth mile wide centered on the center of the subject tract and that is to the maximum extent possible, aligned with the road. Road, as used in this subsection, means a public or private way that is created to provide ingress or egress for persons to one or more lots, parcels, areas or tracts of land. This excludes a private way that is created to provide ingress or egress to such land in conjunction with the use of such land for forestry, mining or agricultural purposes.*

As the property is not 60 acres or larger and does not abut a road or perennial stream the square template was used and results are as follows:

Square Template

Minimum of eleven (11) required pre-1993 parcels within a 160 acre square:	MET (18 parcels)
Minimum of three (3) required pre-1993 dwellings within a 160 acre square:	MET (12 dwellings)

This test shows that, in an application for an Administrative Conditional Use Permit for a Forest Template Dwelling, CCZLDO Section 4.6.110 (B)(3)(iii through v) **would be satisfied** using the property's current configuration. If the configuration were to change, such as through a partition or property line adjustment, or if additional discrete parcels are discovered within the test area, this test will no longer be valid and a new test will be required.

If there are any questions regarding this test, please contact the Planning Department.

Sincerely,

Amy Dibble

Amy Dibble, Planner II
Coos County Planning Department

Encl: Template Test Map – Square Test

C: File



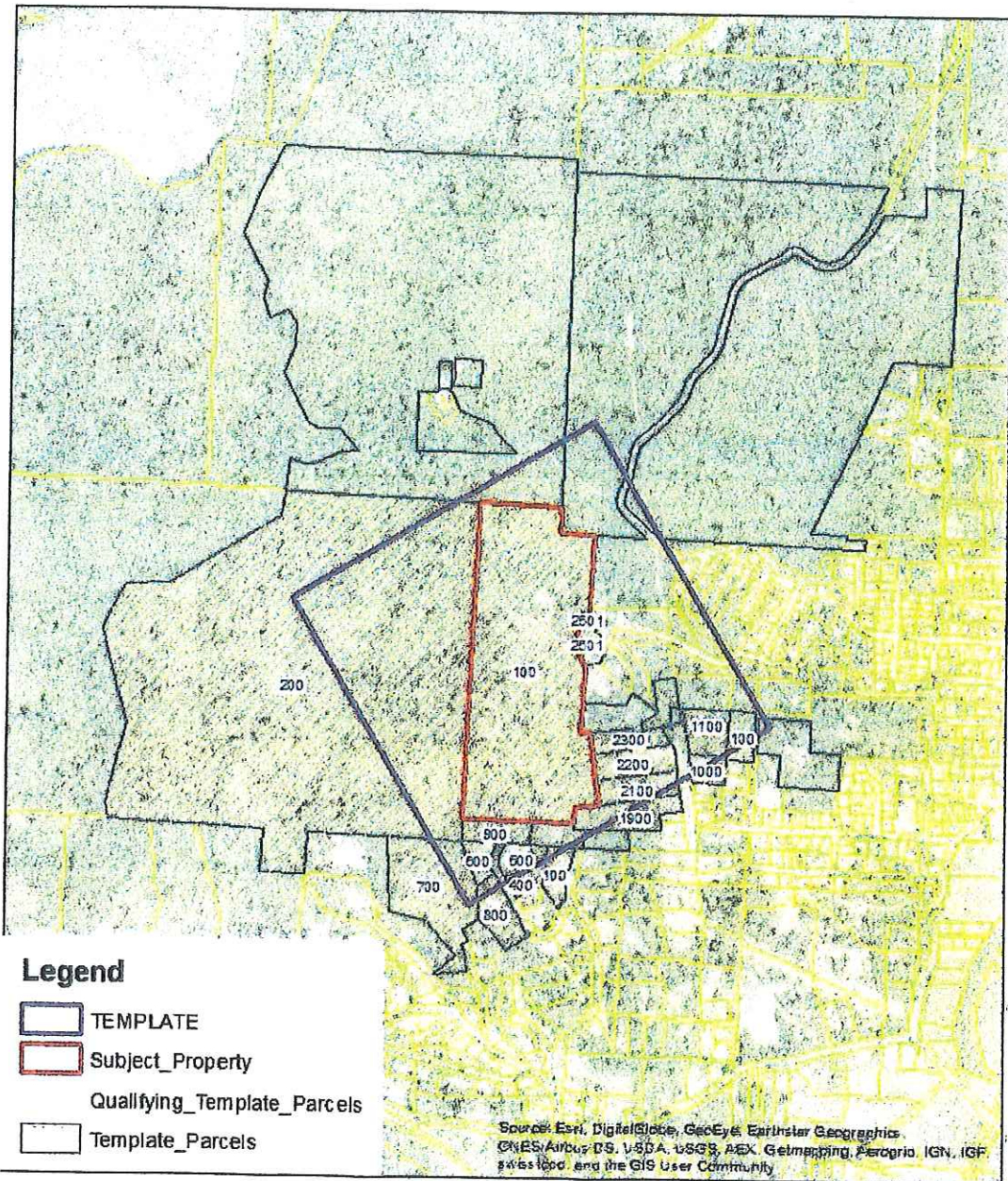
COOS COUNTY PLANNING DEPARTMENT

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

Physical Address: 225 N. Adams, Coquille Oregon

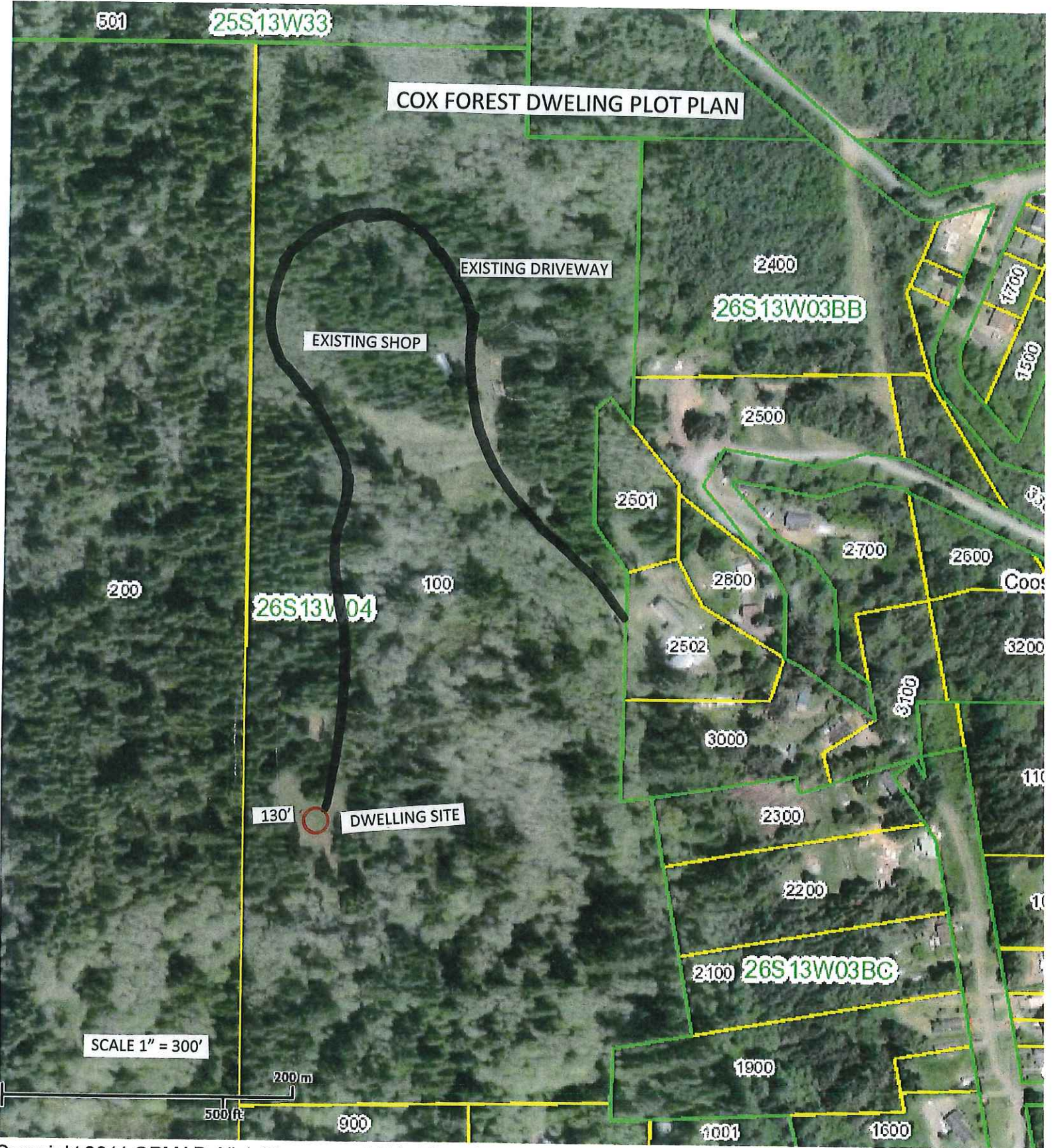
Phone: (541) 396-7770

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



The Oregon Map

New Directions



RECORDING REQUESTED BY:



300 W Anderson, PO Box 1075
Coos Bay, OR 97420

GRANTOR'S NAME:
Williams Family Trust

GRANTEE'S NAME:
Kyle R. Cox

AFTER RECORDING RETURN TO:

Order No.: 360618022429-SL
Kyle R. Cox
63003 Crown Point Road
Coos Bay, OR 97420

SEND TAX STATEMENTS TO:

Kyle R. Cox
63003 Crown Point Road
Coos Bay, OR 97420

COOS COUNTY, OREGON **2018-02481**
\$66.00 03/15/2018 01:45:01 PM
DEBBIE HELLER, CEA, COOS COUNTY CLERK Pgs=5

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Caroline M. Williams, Surviving Trustee of the Williams Family Trust, Grantor, conveys and warrants to Kyle R. Cox, a married man, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

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

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED NINETY-NINE THOUSAND AND NO/100 DOLLARS (\$299,000.00). (See ORS 93.030).

Subject to:

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

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, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 3/14/2018

Williams Family Trust
BY: Caroline M. Williams Trustee
Caroline M. Williams, Surviving Trustee

State of Oregon
County of Coos

This instrument was acknowledged before me on March 14, 2018 by Caroline M. Williams, Surviving Trustee of The Williams Family Trust.

Michelle Kay Lindsey
Notary Public - State of Oregon
My Commission Expires: July 21, 2018



EXHIBIT "A"
Legal Description

PARCEL 1: A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 3, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows: Beginning at a point on the Westerly right of way line of the Bonneville Power Line, said point being located North 18° 54' 10" West 1950.07 feet from the Southeast corner of the West 1/2 of the NW 1/4 of said Section 3; thence along said Westerly right of way line, North 7° 18' West 63.69 feet to the true point of beginning; thence North 77° 41' 30" West 83.82 feet; thence South 76° 24' West 107.92 feet; thence North 75° 44' West 224.91 feet; thence South 33° 26' 30" West 96.49 feet; thence South 37° 23' East 215.08 feet to the Northeasterly boundary line of a tract conveyed to Lewis S. Soverns et ux by Deed recorded October 13, 1965 bearing County Clerk's Microfilm Reel No. 65-10-2276, Records of Coos County, Oregon; thence along the Northeasterly boundary line of said Soverns tract, North 57° 03' West 164.27 feet to the most Northerly corner thereof; thence South 3° 05' West 145.45 feet; thence South 25° 52' East 74.68 feet; thence South 57° 03' East 181.75 feet to the Southerly corner of said Soverns tract; thence leaving said tract South 57° 03' East 40.00 feet to the most Northerly corner of the property sold on Contract to Herbert McCall, as described in Book 294, Page 441, Deed Records of Coos County, Oregon; thence along the Northwesterly line of said McCall Tract, South 21° 25' West 75.00 feet, more or less, to the South line of the NW 1/4 of the NW 1/4 of said Section 3; thence along said South line Westerly 365.00 feet, more or less, to the Southwest corner of said quarter quarter Section; thence along the West line of said quarter quarter Section, Northerly 725.00 feet, more or less, to the Northwest corner of the property conveyed to Wallace W. Dunn et ux as described in Book 235, Page 391, Deed Records of Coos County, Oregon; thence along the North line of said Dunn property, South 89° 49' East 618.00 feet, more or less, to the Westerly right of way line of said Bonneville Power Line; thence along said right of way line South 7° 18' East 222.31 feet, more or less, to the true point of beginning, being in the NW 1/4 of the NW 1/4 of said Section 3.

SAVE AND EXCEPT THAT property conveyed by Warranty Deed recorded January 12, 1976 bearing Microfilm Reel No. 76-1-1582, Records Coos County, Oregon.

SAVE AND EXCEPT THAT property conveyed by Warranty Deed recorded July 26, 1984 bearing Microfilm Reel No. 84-4-0231, Records Coos County, Oregon.

PARCEL 2: Beginning at the corner of Sections 33 and 34, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, and Sections 3 and 4, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence South along the Section line between Sections 3 and 4, said Township and Range, to a point which lies South 82° 42' West of the Northwest corner of the property described in Contract of Sale to Willard Judd, et ux, in Book 31, Page 600, Deed Records of Coos County, Oregon; thence North 82° 42' East 125 feet, more or less, to Judd's Northwest corner; thence South 7° 18' East along the West boundary of various parcels sold 533.70 feet, more or less, to the Northerly boundary of the property conveyed to Donald E. Sack in Book 247, Page 558, Deed Records of Coos County, Oregon; thence South 82° 42' West along Sack's North boundary 213.64 feet, more or less, to the Section line between Sections 3 and 4 aforesaid; thence South along said Section line to a point that is 181 feet North of the South boundary of the William Duke Donation Land Claim #42; thence West on a line parallel to and 180 feet North of said South boundary to the Northwest corner of property conveyed to Elton R. Fullerton and Vida M. Fullerton in Book 279, Page 461, Deed Records of Coos County, Oregon; thence South along Fullerton's West boundary 181 feet to the South boundary of said Donation Land Claim; thence West to the Southwest corner of said Donation Land Claim; thence North to the Northwest corner of said Donation Land Claim; thence East along the North boundary of said Donation Land Claim and the North boundary extended, to the Section line between Sections 33 and 34, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence South along said Section line to the point of beginning.

SAVE AND EXCEPT THAT property conveyed by Warranty Deed recorded January 12, 1976 bearing Microfilm Reel No. 84-4-0231, Records Coos County, Oregon.

SAVE AND EXCEPT a parcel of land located along the South 181 feet of the William Duke Donation Land Claim #42 more particularly described as follows: Beginning at the Southwest corner of the said William Duke Donation Land Claim #42; thence North along the West line of said Claim #42 to a point that is 181 feet North of the South line of said Claim #42; thence East parallel with the South line of Claim #42, a distance of 515.30 feet, more or less, to the Northwest corner of that parcel described in Book 279, Page 461, Deed Records of Coos County, Oregon; thence South along the West line of said parcel a distance of 181 feet, more or less, to the South line of Claim #42; thence West along the said South line to the point of beginning.

PARCEL 3: A parcel of land located along the South 181 feet of the William Duke Donation Land Claim #42 more particularly described as follows: Beginning at the Southwest corner of the said William Duke Donation Land Claim #42; thence North along the West line of said Claim #42 to a point that is 181 feet North of the South line of said Claim #42; thence East parallel with the South line of Claim #42, a distance of 515.30 feet, more or less, to the Northwest corner of that parcel described in Book 279, Page 461, Deed Records of Coos County, Oregon; thence South along the West line of said parcel a distance of 181 feet, more or less, to the South line of Claim #42; thence West along the said South line to the point of beginning.

EXHIBIT "B"
Exceptions

Subject to:

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.

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

Rights and easements for navigation and fishery which may exist over that portion of said Land lying beneath the waters of unnamed creek.

The rights of the public and governmental bodies for fishing, navigation and commerce in and to any portion of the Land herein described, lying below the high water line of the unnamed creek.

The right, title and interest of the State of Oregon in and to any portion lying below the high water line of unnamed creek.

Terms and Provisions of Appurtenant Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Doyle R. Williams and Nancy L. Williams, husband and wife
Purpose: Ingress and egress
Recording Date: September 9, 1975
Recording No: 75-09-118522

Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Frank A. Williams and Barbara E. Williams, husband and wife
Purpose: right of way
Recording Date: September 9, 1975
Recording No: 75-09-118522

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

Entitled: Quitclaim Deed
Recording Date: September 9, 1975
Recording No: 75-09-118522

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

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

Entitled: Quitclaim Deed
Dated: December 2, 1974
Recording Date: September 9, 1975
Recording No: 75-09-118522

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

Granted to: City of Coos Bay and City of North Bend
Purpose: water main and access road
Recording Date: January 12, 1976
Recording No: 76-01-1583

Terms and provisions of appurtenant easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Doyle R. Williams, SR
Purpose: ingress and egress across existing roadway
Recording Date: July 26, 1984
Recording No: 84-4-0233

EXHIBIT "B"
Exceptions

An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Memorandum of Oil and Gas Lease
Lessor: Coos County, a political subdivision of the State of Oregon
Lessee: Coos Bay Energy LLC, a Nevada limited liability company
Recording Date: April 20, 2017
Recording No: 2017-03543

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.

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

Rights and easements for navigation and fishery which may exist over that portion of said Land lying beneath the waters of unnamed creek.

The rights of the public and governmental bodies for fishing, navigation and commerce in and to any portion of the Land herein described, lying below the high water line of the unnamed creek.

The right, title and interest of the State of Oregon in and to any portion lying below the high water line of unnamed creek.

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

Granted to: United States of America
Purpose: right of way
Recording Date: May 27, 1959
Recording No: Book 271 Page 693 Deed Records
Affects: Tax Lot 2500

Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Wallace W. Dunn and Mary B. Dunn, husband and wife
Purpose: right of way
Recording Date: May 2, 1968
Recording No: 68-05-28129

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

Entitled: Deed
Recording Date: May 2, 1968
Recording No: 68-05-28129
Affects: Tax Lot 2500

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

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

Entitled: Warranty Deed
Dated: May 1, 1968
Recording Date: May 2, 1968
Recording No: 68-05-28129
Affects: Tax Lot 2500

Terms and Provisions of Appurtenant Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Doyle R. Williams and Nancy L. Williams, husband and wife
Purpose: Ingress and egress
Recording Date: September 9, 1975
Recording No: 75-09-118522

Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Frank A. Williams and Barbara E. Williams, husband and wife
Purpose: right of way
Recording Date: September 9, 1975
Recording No: 75-09-118522

EXHIBIT "B"
Exceptions

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

Entitled: Quitclaim Deed
Recording Date: September 9, 1975
Recording No: 75-09-118522

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

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

Entitled: Quitclaim Deed
Dated: December 2, 1974
Recording Date: September 9, 1975
Recording No: 75-09-118522

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

Granted to: City of Coos Bay and City of North Bend
Purpose: water main and access road
Recording Date: January 12, 1976
Recording No: 76-01-1583

Terms and provisions of appurtenant easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Doyle R. Williams, SR
Purpose: ingress and egress across existing roadway
Recording Date: July 26, 1984
Recording No: 84-4-0233

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

Granted to: Schade Family Trust dated June 10, 1998
Purpose: Ingress, egress and utilities
Recording Date: March 5, 2014
Recording No: 2014-01650

Terms and Provisions of Appurtenant Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Doyle R. and Carolyn M. Williams
Purpose: Ingress, egress and utilities
Recording Date: March 5, 2014

An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Memorandum of Oil and Gas Lease
Lessor: Coos County, a political subdivision of the State of Oregon
Lessee: Coos Bay Energy LLC, a Nevada limited liability company
Recording Date: April 20, 2017
Recording No: 2017-03543

BLO

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

COOS COUNTY, OREGON 2019-00234

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DEBBIE HELLER, CCC, COOS COUNTY CLERK

COOS COUNTY, OREGON 2019-00633

\$106.00

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DEBBIE HELLER, CCC, COOS COUNTY CLERK

Kyle Cox
63003 Crown point rd
Coos Bay, Or 97420
Grantor's Name and Address

Kyle Cox and Natasha Cox
63003 Crown point rd
Coos Bay, Or 97420
Grantee's Name and Address

After recording, return to (Name and Address):
Kyle Cox
63003 Crown point rd
Coos Bay, Or 97420

Until requested otherwise, send all tax statements to (Name and Address):
Kyle Cox
63003 Crown point rd.
Coos Bay, Or 97420

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Kyle Cox, a married man
 also known as Kyle R Cox
 hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Kyle Cox and
Natasha Cox, as tenants by the entirety.
 hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
 that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
 situated in Coos County, State of Oregon, described as follows (legal description of property):

See attached
exhibit "A"

RECORDED AT THE REQUEST OF:
Kyle R Cox
 TO CORRECT grantors Name & ex "B"
 PREVIOUSLY RECORDED AS INSTRUMENT
 # _____

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.
 And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized
 in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): none
See attached exhibit "B"

_____ and that
 grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all
 persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 100.00 However, the
 actual consideration consists of or includes other property or value given or promised which is the whole part of the (indicate
 which) consideration. (The sentence between the symbols ^o, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes
 shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 11 January 2019; any
 signature on behalf of a business or other entity is made with the authority of that entity.

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, 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 DETER-
 MINE 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, SECTIONS 2
 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATE OF OREGON, County of COOS

This instrument was acknowledged before me on 11th January 2019

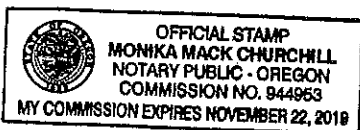
by Kyle Cox

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Monika Mack Churchill
 Notary Public for Oregon
 My commission expires 11/22/2019

EXHIBIT "A"
Legal Description

PARCEL 1: A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 3, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows: Beginning at a point on the Westerly right of way line of the Bonneville Power Line, said point being located North 18° 54' 10" West 1950.07 feet from the Southeast corner of the West 1/2 of the NW 1/4 of said Section 3; thence along said Westerly right of way line, North 7° 18' West 63.69 feet to the true point of beginning; thence North 77° 41' 30" West 83.82 feet; thence South 76° 24' West 107.92 feet; thence North 75° 44' West 224.91 feet; thence South 33° 26' 30" West 96.49 feet; thence South 37° 23' East 215.08 feet to the Northeasterly boundary line of a tract conveyed to Lewis S. Soverns et ux by Deed recorded October 13, 1965 bearing County Clerk's Microfilm Reel No. 65-10-2276, Records of Coos County, Oregon; thence along the Northeasterly boundary line of said Soverns tract, North 57° 03' West 164.27 feet to the most Northerly corner thereof; thence South 3° 05' West 145.45 feet; thence South 25° 52' East 74.68 feet; thence South 57° 03' East 181.75 feet to the Southerly corner of said Soverns tract; thence leaving said tract South 57° 03' East 40.00 feet to the most Northerly corner of the property sold on Contract to Herbert McCall, as described in Book 294, Page 441, Deed Records of Coos County, Oregon; thence along the Northwesterly line of said McCall Tract, South 21° 25' West 75.00 feet, more or less, to the South line of the NW 1/4 of the NW 1/4 of said Section 3; thence along said South line Westerly 365.00 feet, more or less, to the Southwest corner of said quarter quarter Section; thence along the West line of said quarter quarter Section, Northerly 725.00 feet, more or less, to the Northwest corner of the property conveyed to Wallace W. Dunn et ux as described in Book 235, Page 391, Deed Records of Coos County, Oregon; thence along the North line of said Dunn property, South 89° 49' East 618.00 feet, more or less, to the Westerly right of way line of said Bonneville Power Line; thence along said right of way line South 7° 18' East 222.31 feet, more or less, to the true point of beginning, being in the NW 1/4 of the NW 1/4 of said Section 3.

SAVE AND EXCEPT THAT property conveyed by Warranty Deed recorded January 12, 1976 bearing Microfilm Reel No. 76-1-1582, Records Coos County, Oregon.

SAVE AND EXCEPT THAT property conveyed by Warranty Deed recorded July 26, 1984 bearing Microfilm Reel No. 84-4-0231, Records Coos County, Oregon.

PARCEL 2: Beginning at the corner of Sections 33 and 34, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, and Sections 3 and 4, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence South along the Section line between Sections 3 and 4, said Township and Range, to a point which lies South 82° 42' West of the Northwest corner of the property described in Contract of Sale to Willard Judd, et ux, in Book 31, Page 600, Deed Records of Coos County, Oregon; thence North 82° 42' East 125 feet, more or less, to Judd's Northwest corner; thence South 7° 18' East along the West boundary of various parcels sold 533.70 feet, more or less, to the Northerly boundary of the property conveyed to Donald E. Sack in Book 247, Page 558, Deed Records of Coos County, Oregon; thence South 82° 42' West along Sack's North boundary 213.64 feet, more or less, to the Section line between Sections 3 and 4 aforesaid; thence South along said Section line to a point that is 181 feet North of the South boundary of the William Duke Donation Land Claim #42; thence West on a line parallel to and 180 feet North of said South boundary to the Northwest corner of property conveyed to Elton R. Fullerton and Vida M. Fullerton in Book 279, Page 461, Deed Records of Coos County, Oregon; thence South along Fullerton's West boundary 181 feet to the South boundary of said Donation Land Claim; thence West to the Southwest corner of said Donation Land Claim; thence North to the Northwest corner of said Donation Land Claim; thence East along the North boundary of said Donation Land Claim and the North boundary extended, to the Section line between Sections 33 and 34, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence South along said Section line to the point of beginning.

SAVE AND EXCEPT THAT property conveyed by Warranty Deed recorded January 12, 1976 bearing Microfilm Reel No. 84-4-0231, Records Coos County, Oregon.

SAVE AND EXCEPT a parcel of land located along the South 181 feet of the William Duke Donation Land Claim #42 more particularly described as follows: Beginning at the Southwest corner of the said William Duke Donation Land Claim #42; thence North along the West line of said Claim #42 to a point that is 181 feet North of the South line of said Claim #42; thence East parallel with the South line of Claim #42, a distance of 515.30 feet, more or less, to the Northwest corner of that parcel described in Book 279, Page 461, Deed Records of Coos County, Oregon; thence South along the West line of said parcel a distance of 181 feet, more or less, to the South line of Claim #42; thence West along the said South line to the point of beginning.

✓
PARCEL 3: A parcel of land located along the South 181 feet of the William Duke Donation Land Claim #42 more particularly described as follows: Beginning at the Southwest corner of the said William Duke Donation Land Claim #42; thence North along the West line of said Claim #42 to a point that is 181 feet North of the South line of said Claim #42; thence East parallel with the South line of Claim #42, a distance of 515.30 feet, more or less, to the Northwest corner of that parcel described in Book 279, Page 461, Deed Records of Coos County, Oregon; thence South along the West line of said parcel a distance of 181 feet, more or less, to the South line of Claim #42; thence West along the said South line to the point of beginning.

633

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Kyle R. Cox and Natasha Cox
 63003 Crown Point Rd.
 Coos Bay, OR 97420
Grantor's Name and Address

Kyle R Cox
 63003 Crown Point Rd.
 Coos Bay, OR 97420
Grantee's Name and Address

COOS COUNTY, OREGON 2019-00634
 \$91.00 01/24/2019 04:40:42 PM
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DEBBIE HELLER, CCC, COOS COUNTY CLERK

After recording, return to (Name and Address):
 Kyle R Cox
 63003 Crown Point Rd
 Coos Bay, OR 97420

Until requested otherwise, send all tax statements to (Name and Address):
 Kyle R Cox
 63003 Crown Point Rd
 Coos Bay, OR 97420

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Kyle R Cox, a married man and
 Natasha Cox, a married woman
 hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Kyle R Cox
~~as tenants by the entirety~~
 hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
 that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
 situated in Coos County, State of Oregon, described as follows (legal description of property):

26S13W04 parcel # 100 account # 503907
 See attached exhibit "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.
 And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized
 in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): None

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 100.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 23rd January 2019; any signature on behalf of a business or other entity is made with the authority of that entity.

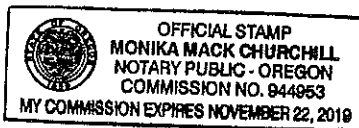
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 DERIVED IN ORS 92.010 OR 215.010. TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, AS 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Kyle R Cox
Natasha Cox

STATE OF OREGON, County of Coos ss.

This instrument was acknowledged before me on 23rd January 2019 by Kyle R. Cox and Natasha Cox

This instrument was acknowledged before me on _____
 by _____
 as _____
 of _____



Monika Mack Churchill
 Notary Public for Oregon
 My commission expires 11/22/2019

EXHIBIT "A"
Legal Description

PARCEL ● Beginning at the corner of Sections 33 and 34, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, and Sections 3 and 4, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence South along the Section line between Sections 3 and 4, said Township and Range, to a point which lies South 82 ° 42' West of the Northwest corner of the property described in Contract of Sale to Willard Judd, etux, in Book 31, Page 600, Deed Records of Coos County, Oregon; thence North 82 ° 42' East 125 feet, more or less, to Judd's Northwest corner; thence South 7 ° 18' East along the West boundary of various parcels sold 533.70 feet, more or less, to the Northerly boundary of the property conveyed to Donald E. Sack in Book 247, Page 558, Deed Records of Coos County, Oregon; thence South 82 ° 42' West along Sack's North boundary 213.64 feet, more or less, to the Section line between Sections 3 and 4 aforesaid; thence South along said Section line to a point that is 181 feet North of the South boundary of the William Duke Donation Land Claim #42; thence West on a line parallel to and 180 feet North of said South boundary to the Northwest corner of property conveyed to Elton R. Fullerton and Vida M. Fullerton in Book 279, Page 461, Deed Records of Coos County, Oregon; thence South along Fullerton's West boundary 181 feet to the South boundary of said Donation Land Claim; thence West to the Southwest corner of said Donation Land Claim; thence North to the Northwest corner of said Donation Land Claim; thence East along the North boundary of said Donation Land Claim and the North boundary extended, to the Section line between Sections 33 and 34, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence South along said Section line to the point of beginning.

SAVE AND EXCEPT THAT property conveyed by Warranty Deed recorded January 12, 1976 bearing Microfilm Reel No. 84-4-0231, Records Coos County, Oregon.

SAVE AND EXCEPT a parcel of land located along the South 181 feet of the William Duke Donation Land Claim #42 more particularly described as follows: Beginning at the Southwest corner of the said William Duke Donation Land Claim #42; thence North along the West line of said Claim #42 to a point that is 181 feet North of the South line of said Claim #42; thence East parallel with the South line of Claim #42, a distance of 515.30 feet, more or less, to the Northwest corner of that parcel described in Book 279, Page 461, Deed Records of Coos County, Oregon; thence South along the West line of said parcel a distance of 181 feet, more or less, to the South line of Claim #42; thence West along the said South line to the point of beginning.