

**LAND USE PERMIT APPLICATION – BALANCE OF COUNTY
COOS COUNTY PLANNING DEPARTMENT**

COMPLETED BY STAFF	
<p>Received By: <u>MB</u></p> <p>Date Submitted: <u>11/15/19</u></p> <p>Application No.: <u>ACU-19-041/</u></p> <p>Fee: <u>\$1922.70</u></p> <p>Fee Paid: <u>\$1922.70</u></p> <p>Receipt No.: <u>214428</u></p>	<p><input type="checkbox"/> COMP PLAN AMENDMENT</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p><input type="checkbox"/> TEXT AMENEDMENT</p> <p>CONDITIONAL USE REVIEW</p> <p><input type="checkbox"/> HEARINGS BODY</p> <p><input type="checkbox"/> ADMINISTRATIVE</p> <p><input type="checkbox"/> VARIANCE</p> <p><input type="checkbox"/> LAND DIVISION *</p> <p><input type="checkbox"/> HAZARD REVIEW *</p> <p><input type="checkbox"/> FARM OR FOREST REVIEW *</p> <p><input type="checkbox"/> FAMILY/MEDICAL HARDSHIP*</p> <p><input type="checkbox"/> HOME OCCUPATION/COTTAGE INDUSTRY</p> <p>*Supplemental Application required</p> <p>STAFF NOTES:</p>

Please type or clearly print all of the requested information below. Please be sure to include any supplemental application for if required.

I. APPLICANT

Name: Troy Rambo

Mailing Address:

P.O. Box 809
 City State Zip
 North Bend OR 97459
 Daytime Phone
 541-751-8900
 Email:

II. OWNER(S)

Name: Kenneth Owen

Mailing Address:

15991 Red Hill Ave. #220
 City State Zip
 Tustin CA 92780
 Daytime Phone
 Email:

III. PROPERTY - If multiple properties are part of this review please check here and attached a separate sheet with property information.

Location or Address: 0 Golf Course Lane

No. Acreage 0.57 ac.

Tax Acct. 260504

Township: Range: Section: ¼ Section: 1/16 Section: Tax lot:

25S 12W 7 0 0 501

Zone: Forest Mixed Use Water Service Type: On site

Sewage Disposal Type: On-site

School District: North Bend

Fire District: North Bend

IV. REQUEST SUMMARY "To establish a template dwelling in the Forest Zoning District."

V. 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.

- A. A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
- 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.
 - A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc. *SEE PHOTO*
 - A complete description of the request, including any new structures proposed.
 - If applicable, documentation from sewer and water district showing availability for connection. *- N/A*
- B. A plot plan (map) of the property. Please indicate the following on your plot plan:
- Location of all existing and proposed buildings and structures
 - Existing County Road, public right-of-way or other means of legal access
 - Location of any existing septic systems and designated repair areas *- NONE AT THIS TIME*
 - Limits of 100-year floodplain elevation (if applicable) *- N/A*
 - Vegetation on the property *- NONE*
 - Location of any outstanding physical features *- N/A*
 - Location and description (paved, gravel, etc.) of vehicular access to the dwelling location
- C. 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.

Troy Rambo

October 16, 2019

Coos County Planning Dept.

Subject Property - T.L. 501 - 25S 12W 7

Applicant/Owner:

Kenneth Owen
15991 Red Hill Ave. #220
Tustin, CA 92780

Section 4.6.110
3. Residential Uses

b. Template Dwelling

- i) Only one residential dwelling will be sited on the subject parcel.
- ii) There are no deed restrictions on the subject property restricting dwellings.
- iii) The subject parcel will meet the required number of parcels (11) if the property is capable of producing +85 Cf/Ac./Yr of growth using the 160 acre rectangle. The NRCS Soil report is on file.
- iv) The subject parcel is under 60 acres. The 160 acre square was used to determine the parcels that qualified for this application.
- vi) The proposed dwelling is not prohibited by, and will comply with the requirements of the Comprehensive Plan and its implementing measures.

SECTION 4.6.130 - ADDITIONAL CRITERIA

1. Siting a dwelling on the subject tract will not force a significant change in, or significantly increase the cost of accepted forest or farming practices on the adjacent lands.
There are a minimum of 20 parcels within the 160 acre rectangle ranging from 1.43 acres to 108.12 acres of which are zoned F and EFU. Eight of these parcels have pre – 1993 dwellings. By allowing the siting of a dwelling on this site, the parcel would conform to what already exists within the area.
2. The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or increase risks to fire suppression personnel. The existing maintained gravel roads and maintained firebreak will actually aid in fire suppression by allowing easy and fast access in the event of a fire.

3. All uses must comply with applicable development standards and fire siting and safety standards.
The proposed dwelling will meet all of the applicable standards.
4. A "Forest Management Covenant" will be filed if this application is approved.
- 5.a. Dwellings and structures shall be sited on the parcel so that:
 - i. They have the least impact on nearby or adjoining forest or agricultural lands.
The proposed structure will be sited in a location that will not impact any nearby or adjoining lands.
 - ii. The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized.
The proposed building site is cleared and will not have any adverse impacts on the remaining portion of the tract.
 - iii. The amount of forest land used to site access roads, service corridors, and the structure is minimized.
The subject property abuts Golf Course Lane, a paved road. The property is only 0.57 acres in size.
 - iv. The risk associated with wildfires are minimized.
The required clearing limits for siting a structure on Forest Zoned land will be met.
- b. Under ORS 537.545 (b) & (d) - no permit is required to take water for single or group purposes in the amount not to exceed 15,000 gallons per day.
6. The subject property will be serviced by Golf Course Lane which is a private paved road.
7. Approval of a dwelling shall be subject to the following requirements:

The subject property was cleared over a year ago. Due to the size of the property (0.57 acres, it will never meet the minimum stocking requirements.

SECTION 4.6.140 DEVELOPMENT AND SITING CRITERIA

1. The subject parcel is approximately 0.57 acres and was legally created.
2. Setbacks - all structures, existing and proposed will meet the required road setbacks.
3. Fences, Hedges and Walls: do not exist in this situation.

4. **Off-Street Parking and Loading:** there is adequate space for both on the subject property.
5. **Minimizing Impacts:** The owner will file a Forest Management Covenant before a dwelling is constructed.
6. **Riparian Vegetation Protection:** N/A
7. **The subject property falls within the North Bay R.F.P.D.**
8. **N/A - The property falls within the North Bay R.F.P.D.**
9. **Fire Siting Standards for New Dwellings:**
 - a. **The property owner will maintain a water supply of at least 500 gallons with an operating water pressure of at least 50 PSI and sufficient 3/4" garden hose to reach the perimeter of the primary fuel - free building setback.**
 - b. **Not available**
10. **Firebreak**
 - a, b, c & d. **A firebreak shall be established and maintained around the proposed structure for a distance of 30 feet in all directions. A secondary firebreak of 50 feet shall be maintained if needed.**
11. **The proposed structure will have non-combustible or fire-resistant roofing.**
12. **Not available.**
13. **The slopes of the proposed structure site are less than 10%.**
14. **A spark arrester will be required if the proposed dwelling has a chimney.**
15. **The proposed structure will fall within the North Bay R.F.P.D.**
16. **Golf Course Lane meets the requirements.**
17. **The existing driveway will meet the road and driveway standards.**

MULKINS & RAMBO, LLC

P.O. BOX 809
NORTH BEND, OR 97459
PHONE (541) 751-8900

October 23, 2019

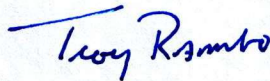
Coos County Planning Dept.
250 N. Baxter
Coos County Courthouse
Coquille, OR 97423

RE: Soil Classification for T.L. 501 - 25S 12W 7

Based on Sheet Number 15 of the Soil Survey of Coos County, Oregon the subject property soil type is 54D (Templeton silt loam, 7 to 30 percent slopes).

Soil types 54D is capable of producing 270 cubic feet of Sitka spruce wood fiber per year and has a mean site index of 180 based on a 100 year site curve. On the basis of a 100 year site curve, the mean index for Douglas fir is 170.

If you have any questions, please give me a call. Thank you.


Troy Rambo

Owen Template/PLA

Write a description for your map.

Legend



100 ft

RECORDING REQUESTED BY:



105 E 2nd Street
Coquille, OR 97423

GRANTOR'S NAME:
Wallace Culp

GRANTEE'S NAME:
Kenneth Owen

AFTER RECORDING RETURN TO:
Order No.: 380817020038-TT
Kenneth Owen
15991 Red Hill, Suite 220
Tustin, CA 92780

SEND TAX STATEMENTS TO:
Kenneth Owen
15991 Red Hill, Suite 220
Tustin, CA 92780

APN: 260504
0 Golf Course Lane, North Bend, OR 97459

COOS COUNTY, OREGON 2017-08320
\$56.00 08/30/2017 11:46:00 AM
DEBBIE HELLER, CEA, COOS COUNTY CLERK Pgs=3

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Wallace Culp, an estate in fee simple, Grantor, conveys and warrants to Kenneth Owen, an estate in fee simple, 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:

A parcel of land located in the NW 1/4 of the NW 1/4 of Section 7 and the SW 1/4 of the SW 1/4 of Section 6, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon and being a portion of that tract bearing Microfilm Reel No. 79-5-0556, Records Coos County, Oregon, said parcel being more specifically described as follows: Beginning at an iron pipe said pipe being 13.45 feet North and 337.92 feet East of the Northwest corner of said Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence South 26° 10' 29" East 225.08 feet along the Westerly line of that parcel described bearing Microfilm Reel No. 77-10-0827 Records, Coos County, Oregon, to an iron pipe; thence South 59° 05' 28" West 179.43 feet to an iron rod on the East boundary of Golf Course Lane; thence along said East boundary of Golf Course Lane North 06° 35' 15" East 193.28 feet to an iron rod; thence along said East boundary of Golf Course Lane North 16° 21' 53" West 85.33 feet to an iron pipe; thence North 70° 16' East 60.06 feet to the point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWENTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$22,500.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" 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.

STATUTORY WARRANTY DEED
(continued)

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

Dated: August 29, 2017

Wallace Culp
Wallace Culp

State of Oregon
County of Coos

This instrument was acknowledged before me on Aug. 29, 17 by Wallace Culp.

Lisa Summa
Notary Public - State of Oregon

My Commission Expires: 2.2.2018



EXHIBIT "A"
Exceptions

Subject to:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2017-2018.
2. Tax Identification No.: 260504
Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: A. M. Simpson and Sophie S. Simpson, his wife
Purpose: logging roads/logging camps
Recording Date: May 11, 1886
Recording No: Book 14 Page 593 Deed Records
3. Covenants, conditions, restrictions and easements 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: October 16, 1984
Recording No: 84-5-4184
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Suntip Company, a partnership consisting of Edward F. Sohn, Howard F. Sohn, Richard F. Sohn, Gerald F. Sohn and Mark F. Sohn
Purpose: timber removal, road construction, residential use, utilities
Recording Date: January 31, 1990
Recording No: 90-01-1864
5. Effect, if any of Oil and Gas Lease

Recording Date: September 23, 2010
Recording No.: 2010-8683

NOTE: Lone Rock Timberland Co, Lessor was not in title to the subject property to grant the lease to Westport Energy LLC, a Delaware limited liability company
6. Terms and Provisions of Appurtenant Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Rick Orton as successor Trustee of the Gertrude E. Wickett Trust created by Trust instrument dated November 14, 1996 and Rick Orton as Successor Trustee by consensus appointment under ORS 130.615(3) on file in probate for the estate of Joanne E. Culp, deceased, Case No. 12PB0191, in Circuit Court of Oregon for Coos County, said Rick Orton being successor trustee to Gertrude E. Wickett and Joanne Culp, Trustees of the Trust A-Credit Shelter Trust created under the Wallace and Gertrude Wickett Trust Agreement dated October 18, 1984 upon the death of Wallace L. Wickett
Purpose: Ingress, egress and utilities
Recording Date: November 30, 2012
Recording No: 2012-10273
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Wallace Culp
Purpose: Providing Ingress and Egress
Recording Date: October 13, 2016
Recording No: 2016-009091

RECORDING REQUESTED BY:



105 E 2nd Street
Coquille, OR 97423

GRANTOR'S NAME:
Estate of Joanne E. Culp, deceased

GRANTEE'S NAME:
ML Investments, Inc.

AFTER RECORDING RETURN TO:
Kenneth Owen
ML Investments, Inc.
15991 Red Hill, #220
Tustin, CA 92780

SEND TAX STATEMENTS TO:
ML Investments, Inc.
15991 Red Hill, #220
Tustin, CA 92780

1099917457 and 999174.5
84475 Golf Course Lane, North Bend, OR 97459

COOS COUNTY, OREGON 2017-10825
\$66.00 11/09/2017 11:24:01 AM
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

PERSONAL REPRESENTATIVE'S DEED

Rick Orton, the duly appointed, qualified and acting personal representative of the estate of Joanne E. Culp, deceased, pursuant to proceedings filed in Circuit Court for Coos County, Oregon, Case No. 12PB0191, Grantor, conveys to ML Investments, Inc., Grantee, all the estate, right and interest of the above named deceased at the time of the deceased's death, and all the right, title and interest that the above named estate of the deceased by operation of law or otherwise may have acquired afterwards, in and to the following described real property:

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

The true consideration for this conveyance is Three Hundred Thousand And No/100 Dollars (\$300,000.00).

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.

Estate of Joanne E. Culp, deceased

By: Rick Orton
Rick Orton, Personal Representative

State of Oregon
County of Coos

This instrument was acknowledged before me on 11-9-17 by Rick Orton as personal representative of the Estate of Joanne E. Culp, deceased.

[Signature]
Notary Public - State of Oregon
My Commission Expires: 4.1.19



EXHIBIT "A"
Legal Description

Beginning at a point on the North line of Parcel 1 of Contract Memo (Land Sales Contract) 79-5-0555, Record of the Coos County Clerk, said point bearing North 74° 28' 41" West 2168.49 feet from the quarter section corner common to Sections 6 and 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence South 88° 12' 33" West 96.79 feet; thence North 48° 50' 51" West 77.62 feet; thence South 64° 00' 03" West 72.49 feet; thence South 84° 02' 44" West 244.04 feet; thence North 88° 38' 47" West 81.93 feet; thence South 52° 37' 19" West 343.51 feet; thence South 60° 53' 08" West 33.98 feet; thence South 22° 43' 40" West 40.32 feet; thence South 17° 17' 45" East 103.64 feet; thence South 10° 44' 12" East 269.98 feet; thence South 63° 58' 44" East 102.96 feet; thence South 38° 37' 10" East 55.86 feet; thence South 04° 07' 37" East 105.84 feet; thence South 02° 06' 04" West 275.90 feet; thence South 33° 02' 29" East 107.22 feet to the 5/8 inch iron rod on the South boundary of Golf Course Lane, also being the Northeast corner of Parcel 2 of Memorandum of Contract (Land Sales Contract) 69-12-44213; thence North 84° 59' 22" East 60.04 feet per CS10B55A Records of the Coos County Surveyor; thence North 46° 10' 20" East 86.86 feet per CS 10B55A Records of the Coos County Surveyor; thence North 59° 53' 46" East 179.58 feet per CS 10B55A Records of the Coos County Surveyor; thence North 58° 16' 31" East 532.09 feet per CS 10B55A Records of the Coos County Surveyor; thence North 73° 28' 13" West 111.80 feet per CS 10B55A Records of the Coos County Surveyor; thence North 33° 09' 30" West 113.09 feet per CS 10B55A Records of the Coos County Surveyor; thence North 31° 41' 58" West 179.57 feet per CS-10B55A Records of the Coos County Surveyor; thence North 12° 38' 36" West 165.82 feet per CS 10B55A Records of the Coos County Surveyor; thence North 55° 43' 39" West 154.55 feet per CS 10B55A Records of the Coos County Surveyor; thence Northeasterly 375 feet more or less, to the point of beginning.

EXCEPTING THE FOLLOWING:

A parcel of land located in the SW 1/4 of Section 6, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, described as follows:

Beginning at an iron pipe situated North 355.97 feet, East 465.49 feet and North 10° 21' West 175 feet of the Southwest corner of Section 6, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence South 81° 42' West 112 feet to an iron pipe; thence South 17° 37' East 175.00 feet to an iron pipe; thence North 83° 07' East 42.20 feet to the Southeast corner of a parcel conveyed to Nicholas Delzotti, etux, recorded January 23, 1970 and bearing Microfilm Reel No. 70-01-45590, Deed Records of Coos County, Oregon; thence North 24° 49' East 69.24 feet; thence North 06° 28' 20" West 115.77 feet to the point of beginning.

(Coos County Tax Account #258703)

ALSO EXCEPT THE FOLLOWING:

A parcel of land located in the SW 1/4 of Section 6, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, described as follows: Real residential property commonly known as 94533 Golf Course Lane, North Bend, Oregon 97459, more particularly described as follows: Beginning at a point which is East 492.73 feet and North 331.66 feet of the Southwest corner of Section 6, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence South 25° 36' West 50.00 feet; thence South 27° 57' East 207.00 feet; thence North 07° 13' East 97.00 feet; thence North 04° 52' West 129.00 feet; thence North 87° 37' 30" West 76.73 feet to the point of beginning, said parcel is designated Lot 6 of the proposed Kentuck Acres Plat located in said County and State.

(Coos County Tax Account #258705)

ALSO EXCEPT THE FOLLOWING:

A parcel of land located in the SW 1/4 of Section 6 and the NE 1/4 of Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, described as follows: Beginning at an iron pipe being 13.45 feet North and 337.92 feet East of the Section corner common to Sections 6 and 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon and Sections 1 and 12, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North 70° 22' East 191.87 feet; thence North 28° 44' West 223.63 feet; thence South 83° 07' West 50.40 feet; thence South 16° 40' West 283.64 feet; thence North 70° 22' East 59.67 feet to the point of beginning.

(Coos County Tax Account #258702)

ALSO EXCEPT THE FOLLOWING:

A parcel of land located in the NW 1/4 of Section 7 and the SW 1/4 of the SW 1/4 of Section 6, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, and being a portion of that tract described on Microfilm Reel No. 79-5-0556, Deed Records of Coos County, Oregon, said parcel being more specifically described as: Beginning at an iron pipe, said iron pipe being 13.45 feet North and 337.92 feet East of the Northwest corner of Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence South 26° 10' 29" East 225.08 feet along the Westerly line of the parcel described on Microfilm Reel No. 77-100627, Deed Records of Coos County, to an iron pipe; thence South 59° 05' 28" West 179.43 feet to an iron rod on the East boundary of Golf Course Lane; thence along said East boundary of Golf Course Lane North 06° 35' 15" East 193.28 feet to an iron rod; thence along said East boundary of Golf Course Lane North 16°

EXHIBIT "A"
Legal Description

21' 53" West 85.33 feet to an iron pipe; thence North 70° 16' East 60.06 feet to the point of beginning.

(Coos County Tax Account #260504)

ALSO EXCEPT THE FOLLOWING:

Beginning at an iron pipe, said pipe being 13.45 feet North and 337.92 feet East of the Section corner common to Sections 6 and 7, Township 25 South, Range 12 West of the Willamette Meridian, and Sections 1 and 12, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North 70° 22' East 191.87 feet; thence South 28° 44' East 56.90 feet; thence left on a 117.92 foot radius curve to the left a distance of 158.93 feet, the chord of which bears South 67° 16' East 148.90 feet; thence South 56° 40' West 291.10 feet; thence North 26° 10' West 224.97 feet to the point of beginning.

(Coos County Tax Account # 258701)

Together with easement for ingress and egress and utilities, including the terms and provisions thereof, as set forth in document recorded November 30, 2012 as Instrument Reel No. 2012-10273, Records of Coos County, Oregon.

EXHIBIT "B"
Exceptions

Subject to:

1. The Land has been classified as Farm/Forest, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document:
Reserved by: A. M. Simpson and Sophie S. Simpson, his wife
Purpose: Logging roads/logging camps
Recording Date: May 11, 1886
Recording No: Book 14, Page 593
3. Covenants, conditions, restrictions and easements 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: January 31, 1990
Recording No: 90-01-1864
4. Memorandum of Amended and Restated Option Agreement, including the terms and provisions thereof,

Executed by: Joanne Culp and Gertrude Wickett as trustee of the Gertrude E. and Wallace Wickett Trust, created by trust instrument dated October 18, 1984 and Gertrude E. Wickett and Joanne Culp as Trustee of the Gertrude Wickett Trust dated November 14, 1996 and Jordon Cove Energy Project, L.P., a Delaware limited partnership
Recording Date: May 14, 2009
Recording No.: 2009-4477
5. Easement Agreement, including the terms and provisions thereof,

Executed by: Gertrude E. Wickett Trust, etal, Rick Orton Trustee and Williams Pacific Connector Gas Operator LLC
Recording Date: January 13, 2010
Recording No.: 2010-444
6. An appurtenant easement(s), including the terms and provisions thereof, for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Rick Orton as Successor Trustee of the Gertrude E. Wickett Trust created by trust instrument dated November 14, 1996 and Rick Orton as Successor Trustee by consensus appointment under ORS 130.615(3), on file in Probate for the Estate of Joanne E. Culp, deceased, Case No. 12PB0191, in Circuit Court of Oregon for Coos County, said Rick Orton being Successor Trustee to Gertrude E. Wickett and Joanne Culp Trustees of the Trust A-Credit Shelter Trust created under the Wallace and Gertrude Wickett Trust Agreement dated October 18, 1984 upon the Death of Wallace L. Wickett
Purpose: Ingress, egress and utilities
Recording Date: November 30, 2012
Recording No: 2012-10273
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Wells Fargo Bank, NA
Purpose: Ingress and egress
Recording Date: October 19, 2015
Recording No: 2015-9391
8. Water Use Easement and Maintenance Agreement, including the terms and provisions thereof,

Executed by: Rick Orton as Personal Representative of the Estate of Joanne E. Culp, deceased, Coos County, Oregon, Circuit Court Probate Case No. 12PB0191 and Tiffany E. Stephens
Recording Date: February 22, 2016
Recording No.: 2016-1344
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Tiffany E. Stephens
Purpose: Ingress and egress
Recording Date: February 22, 2016
Recording No: 2016-1345

EXHIBIT "B"
Exceptions

10. Waiver of Right to Object Forest and Farm Practices Management Covenant, including the terms and provisions thereof.

Recording Date: March 22, 2016
Recording No.: 2016-2383

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

Granted to: Wallace Culp
Purpose: Roadway Easement
Recording Date: October 13, 2016
Recording No: 2016-009091

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

Granted to: Rick Orton
Purpose: Water use easement and maintenance agreement
Recording Date: March 2, 2017
Recording No: 2017-1882

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

Granted to: Rick Orton
Purpose: Ingress, egress and utilities
Recording Date: March 2, 2017
Recording No: 2017-1883



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

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

Jill Rolfe Planning Director

CONSENT

On this 11th day of Oct, 2019,

I, ML INVESTMENTS INC.
 (Print Owners Name as on Deed)

as owner/owners of the property described as Township 25S, Range 12W,

Section 7, Tax Lot 798, Deed Reference 2017-10825

hereby grant permission to TROY RAMBO so that a(n)
 (Print Name)

PROPERTY LINE ADJUSTMENT !
LAND USE PERMIT APPLICATIONS application can be submitted to the Coos
 (Print Application Type)

County Planning Department.

Owners Signature/s

[Signature]
For ML Investments Inc.



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

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

Jill Rolfe Planning Director

CONSENT

On this 11 day of oct, 2019,

I, KENNETH OWEN
(Print Owners Name as on Deed)

as owner/owners of the property described as Township 25S, Range 12W,

Section 7, Tax Lot 501, Deed Reference 2017-8320

hereby grant permission to TROY RAMBO so that a(n)
(Print Name)

PROPERTY LINE ADJUSTMENT :

LAND USE PERMIT APPLICATIONS

(Print Application Type)

application can be submitted to the Coos

County Planning Department.

Owners Signature/s