



Coos County
Planning Department
Lawfully Established Parcel
Determination Application

Official Use Only
Fee \$500
Receipt No. 212962
Check No./Cash 3792
Date 9/26/19
Received By e. om
File No.

D-19-006

The following application must be completed in full. An application **will not** be processed for a land use request without this information. The County will use these answers in its analysis of the merits of the application. Please submit readable deeds. A signed consent form will be required if the applicant and owner are not the same.

A. PLEASE PRINT OR TYPE (please attach additional sheets, if necessary):

Owner(s): BEVERLY DUNLAP ET AL Telephone: 541-290-6799
Address: 475 E 3RD ST.
City: COOVILLE, OR Zip Code: 97423
Email: _____

Applicant(s): TROY RAMBO Telephone: 541-751-8900
Address: P.O. BOX 809
City: NORTH BEND, OR Zip Code: 97459
Email: MANDRUC@FRONTIER.COM

B. PROPERTY INFORMATION:

Township: 29S Section: 28D
Range: 12W Tax Lot: 701
Tax Account: 1165901 Zoning District: IND

C. SUBMISSION REQUIREMENTS:

- Completed application form with appropriate fee
- A copy of the current deed of record
- A copy of each deed being used as evidence to support the application
- A detailed map indicating the relation of the existing property boundary to the discrete parcel boundaries

D. AUTHORIZATION: All areas must be initialed by all owners/applicant prior to the Planning Department accepting any application.

TJR

I hereby attest that I am authorized to make the application for an administrative review 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.

TJR

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 has adopted a schedule of fees which reflects 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 chose to revoke this permit or send this debt to a collection agency at your expense.

TJR

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.

TJR

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

TJR

As the applicant(s) I/we acknowledge, pursuant to CCZLDO Section 6.1.150, a deed describing any recognized lawfully created parcels must be recorded with the County Clerk within one year from the date of final approval from the Planning Department.

E. SIGNATURES:

Troy Ramler
 Applicant(s) Original Signature
9/23/19
 Date

 Applicant(s) Original Signature

 Date

 Applicant(s) Original Signature

 Date

 Applicant(s) Original Signature

 Date

CCZLDO	§ 6.1.125	LAWFULLY CREATED LOTS OR PARCELS:
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SECTION 6.1.125 LAWFULLY CREATED LOTS OR PARCELS:

1. The unit of land was created by an approved and recorded partition or subdivision;
2. A unit of land determined to be a legal lot or parcel though a prior county approval of a land use decision;
3. The unit of land is recognized as a legal lot as the result of court decisions or LUBA final opinion; or
4. The unit of land was created by deed instrument or land sales contract recorded prior to December 6, 1962, which was the date of the first official Coos County Subdivision Ordinance. After 1962 there was a legal process adopted by Coos County for land divisions.
5. The unit of land that was created by a lien foreclosure, foreclosure of a recorded contract of the sale of real property or the creation of cemetery lots;
6. The unit of land was created by the claim of intervening state or federal ownership of navigable streams, meandered lakes, tidewaters;
7. The unit of land was created as a result of a dedication of a public road (held in fee simple) prior to 1990 may divide property in the following cases:
 - a. Between December 6, 1962 and January 1, 1989 (date the ordinance stopped acknowledging roads divide property) there were land division provisions adopted by Coos County. Staff will apply the provisions that were in place at that time the property was deeded to determine if the dedicated public road (held in fee simple) allowed for the road to divide the property; or
 - b. If a public dedicated road was held in fee simple prior to December 6, 1962 and the property was bisected by a public dedicated road held in fee simple then the properties were lawfully divided and will be recognized as lawfully created parcels; or
8. The unit of land was created by a legal description in deeds or other instruments conveying real property prior to 1986. A deed may describe property as separate parcels but must have a beginning and ending point for each description within that deed.

CCZLDO	§ 6.1.150	APPLICATIONS ESTABLISHING LAWFULLY CREATED LOTS OR PARCELS
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SECTION 6.1.150 APPLICATIONS ESTABLISHING LAWFULLY CREATED LOTS OR PARCELS:

If a parcel or lot cannot be shown to exist pursuant to LDO Section 6.1.125 Subsections 1 through 5 above then an application and notice is required. In the case of Subsections 4 through 8 an applicant shall submit evidence to show that the parcel(s) or lot(s) were lawfully created. A map showing the lawfully created parcel(s) or lot(s) shall be submitted with the application.

Staff will review the application based on the criteria in LDO Section 6.1.1 however, the applicant may provide case law to review if there is another applicable circumstance not provided in Section 6.1.125. If County Counsel is required to review information to determine legal status of a parcel or lot additional fees may be charged.

All notices will be provided in accordance with LDO Section 5.0.

Once it is determined that a lawfully created lot or parcel exists it shall be separated out on its own deed prior to any reconfiguration such as property line adjustment. A copy of that deed needs to be provided to the Planning Department to show the process has been completed. If there are more than two discrete parcels found in rural area then a road may be required to provide access. The applicable road standards in Chapter VII will apply.

BLS

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

Beverly J. Dunlap
475 East 3rd St
Coquille Oregon 97423
Grantor's Name and Address

COOS COUNTY, OREGON **2016-00541**
\$51.00 01/25/2016 10:39:37 AM
Pg#2

Beverly J. Dunlap and Courtney
Rutherford
Grantee's Name and Address



00036492201600005410020021

Terri L. Turf, Coos County Clerk

After recording, return to (Name and Address):

Beverly J. Dunlap
475 East 3rd St
Coquille Oregon 97423

Until requested otherwise, send all tax statements to (Name and Address):

Same as above.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS, that Beverly J. Dunlap, who acquired
title as Beverly Mauch

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Beverly J. Dunlap and Courtney Rutherford, not as tenants*
hereinafter called grantees, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Coos County County, State of Oregon, described as follows (legal description of property):

*in common, but with the rights of survivorship.
see attached legal description

Property Address: 51450 Hwy 242
Broadbent, Oregon
97414

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ none . However, the actual consideration consists of or includes other property or value given or promised which is part of the the whole (indicate which) consideration. (The sentence between the symbols ϕ , 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 1-25-2016; any signature on behalf of a business or other entity is made with the authority of that entity.

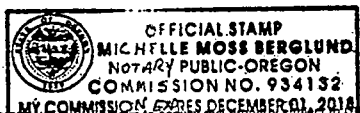
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 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.

B. J. Dunlap
Beverly J. Dunlap

STATE OF OREGON, County of Coos ss.
This instrument was acknowledged before me on January 23, 2016
by Beverly J. Dunlap

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

Michelle Moss Berglund
Notary Public for Oregon
My commission expires 12/1/2018



COPY TITLE INSURANCE

LEGAL DESCRIPTION

That portion of the following described real property lying in Section 28, Township 29 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, described as follows:

Beginning at the intersection of the Powers-Myrtle Point Highway North boundary with a line running North and South and parallel to and 18.12 chains West of the East section line of Section 28, Township 29 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, being the true point of beginning of the property hereby conveyed; thence from said point of intersection continuing North on said line which is 18.12 chains West of the East line of said Section 28 to the point of intersection with the Northerly right-of-way boundary of the former Coos Bay Lumber Company railroad right-of-way, said point also being the Southwest corner of that certain tract conveyed to Paul J. Wiley, etux, recorded January 7, 1972, bearing Microfilm Reel No. 72-01-67109, Records of Coos County, Oregon; thence Northeasterly along the Northerly and Westerly boundary of said railroad right-of-way to a point being 498.5 feet North and 50 feet West of the 1/4 section corner between Sections 27 and 28, Township 29 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence East 50 feet to a point on said section line; thence North along said section line 375 feet to a point thereon; thence East 50 feet; thence South 375 feet to a point being on the North line of that certain property described on Page 40 of deed to Rex Timber Inc., recorded October 21, 1981, bearing Microfilm Reel No. 81-4-2493, Records of Coos County, Oregon; thence East along said line to a point of intersection with the Northwesterly boundary of the Powers-Myrtle Point highway as conveyed to the State of Oregon in deed recorded July 20, 1962, in Book 294, Page 553, Deed Records of Coos County, Oregon; thence Southerly and Westerly along the Northwesterly boundary of said Highway to the point of beginning.

EXCEPTING THEREFROM that portion of real property conveyed to Eric Wiley, etux, in instrument recorded January 21, 1992, bearing Microfilm Reel No. 92-01-0648, Records of Coos County, Oregon.

EXCEPTING THEREFROM the following described property: A portion of the NE 1/4 of the SE 1/4 of Section 28, Township 29 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, being more particularly described as follows: Beginning at a 5/8 inch iron rod (CS 37/B/26) which marks the quarter corner common to Sections 27 and 28, Township 29 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence along the common boundary of said Sections 27 and 28 South 00° 33' 00" East 1002.39 feet to a 5/8 inch iron rod which marks the true point of beginning of the following described parcel; thence continuing along said common boundary South 00° 33' 00" East 334.13 feet to a 5/8 inch iron rod; thence leaving said common boundary North 13° 05' 30" West 343.03 feet to a 5/8 inch iron rod; thence due East 74.49 feet back to the true point of beginning.

EXCEPTING THEREFROM any portion embraced in the Powers State Highway No. 242.

THE WITHIN DESCRIBED PROPERTY IS SUBJECT TO THE FOLLOWING:

- Easement, including the terms and provisions thereof,
To: Pacific Telephone and Telegraph Company
Recorded: April 7, 1924
Book: 92 Page: 594
Records of COOS County, Oregon.
- Access Restrictions, including the terms and provisions thereof, contained in Deed,
To: State of Oregon, by and through its State Highway Commission
Recorded: July 20, 1962
Book: 294 Page: 553, Deed Records of Coos County, Oregon,
and was amended by Indenture of Access, including terms and provisions thereof,
from Coos Bay Timber Co. to the State of Oregon by a through its State Highway
Commission, recorded November 30, 1962, in Book 297, Page 451
Deed Records of COOS County, Oregon.

RAILROAD R/W

PAGE #: 0002
INST#: 1998

REC FEE: \$38.00
11/09/1998
DOROTHY TAYLOR - COUNTY CLERK
COOS COUNTY, OR

MULKINS & RAMBO, LLC

P.O. BOX 809
NORTH BEND, OR 97459
PHONE (541) 751-8900
FAX (541) 751-9000

September 23, 2019

Coos County Planning Dept.
225 N. Adams Street
Coquille, OR 97423

RE: Discrete Parcel Certification - Tax Lot 701 - Map 29S-12W-28D

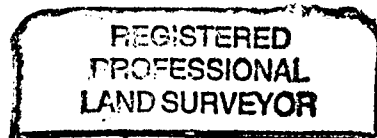
To whom it may concern,

Based on the attached deeds I, Troy Rambo LS 2865, hereby certify that Tax Lot 701 consists of 4 discrete parcels. Three of the parcels are the remaining portions of those parcels described in Volume 34 Page 495, Volume 107 Page 317 & 108 and Volume 147 Page's 264 – 266.

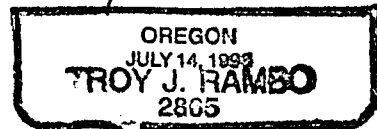
Based on the above listed deeds, the remaining property labeled "A" is therefore also discrete.

Please find the attached maps and record deeds.

Troy Rambo, LS 2865



Troy Rambo



RENEWAL 12-31-2020

KNOW ALL MEN BY THESE PRESENTS, That John C. Warner, unmarried, of Coos County, State of Oregon, in consideration of Six Hundred Dollars, to him paid by William F. Warner, of Coos County, State of Oregon, has bargained and sold and by these presents does grant, bargain, sell and convey unto said William F. Warner, his heirs and assigns, all the following bounded and described real property, situated in the County of Coos and State of Oregon :

Beginning at the corner of sections 27, 28 and 33 and 34, in Township 29 South, of Range 12 West of Willamette Meridian, and running thence west 5 chains, thence north 63.50 chains to the right bank of the Coquille river, thence down said right bank to the line between sections 27 and 28, thence south 64.00 chains to the place of Beginning, containing 19 acres more or less, subject to the dower interest of Fannie Warner, which dower right is described as follows, to-wit:

Beginning at corner of sections 27, 28, 33 and 34, in Township 29 South, of Range 12 West of the Willamette Meridian, and running thence north 18 chains, thence west 40 chains to the quarter section line, thence south 18 chains to quarter section corner, thence east 40 chains to the place of beginning,

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, and also all their estate, right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD the above described and granted premises unto the said William F. Warner his heirs and assigns for ever. And John C. Warner grantor above named does covenant to and with William F. Warner, the above named grantee his heirs and assigns that he is lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances, and that he will and his heirs, executors and administrators shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, I, the grantor above named, hereunto set my hand and seal this twenty third day of April, 1901.
Signed, sealed and delivered in the presence of us as witnesses)
Jessie Warner, Josie Boon)

John C. Warner, (SEAL)
(Pl. I.R. Stamp)
(CANCELLED)

State of Washington)
County of Walla Walla) ss

THI CERTIFIES, That on this twenty third day of April 1901, before me the undersigned, a Notary Public in and for said County and State, personally appeared the within named John C. Warner, unmarried, known to me to be the identical person described in and who executed the within instrument, and acknowledged to me that he executed the same, freely and voluntarily for the uses and purposes therein named.

IN TESTIMONY WHEREOF, I have hereunto set my hand and Notarial seal the day and year last above written.
Recorded May 31, 1901,) (SEAL)
L.H. Hazard, County Clerk)
By R.H. Mast Depty)

Albert H. Brown,
Notary Public, residing at Prescott,
Washington.

THIS INDENTURE, Made the 15th day of May 1901, between Stephen Gallier, Sheriff of the County of Coos, State of Oregon, the party of the first part, and John F. Hall as Executor of the last will and testament of Abraham J. M. Campbell, deceased, of the said County of Coos, the party of the second part, WITNESSETH: That whereas, by virtue of an execution and Order of Sale duly issued out of and under the seal of the Circuit Court for the State of Oregon, for the said County of Coos, dated the 20th day of March, 1900, upon a decree of foreclosure and judgement duly made and rendered in the said Court on the 27th day of September, 1899 in a suit for the foreclosure of a mortgage, in which John F. Hall as Executor of the last will and testament of Abraham J. M. Campbell, deceased, were plaintiff, and William S. Jenkins, Mamie Jenkins,

D-34

Executed in the presence of
A. J. Hillstrom, Merle Grove

FRANK J. FISH
Vivian G. Fish Seal

State of Oregon
County of _____ :ss BE IT REMEMBERED, That on this 24th day of January A. D. 1929 before me, the undersigned a Notary Public in and for said County and State, personally appeared the within named individuals, Frank J. Fish and Vivian G. Fish, his wife, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

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

Recorded Mar. 16, 1929, 11 A.M.
Robt. R. Watson, County Clerk

W. K. Atchison
Notary Public for Oregon
My commission expires Jan. 20, 1931
(Notarial Seal)

39194- KNOW ALL MEN BY THESE PRESENTS, That H. A. Johnson and Julia J. J. Johnson his wife of the town of Mt. Shasta, County of Siskiyou, State of California in consideration of Ten and no/100 Dollars to them paid by W. T. Warner of Coos County, State of Oregon, have bargained and sold and by these presents do grant, bargain, sell and convey unto said W. T. Warner, his heirs and assigns, all the following bounded and described real property, situated in the County of Coos and State of Oregon:

Commencing 14.12 chains West of the Corner of Sections 27, 28, 33, and 34, Township 29 South, Range 12 West, Willamette Meridian, Coos County, Oregon, and running thence West 4 chains, thence North 40 chains to the South line of lot 9 Section 28, thence West 2 chains to the South-West corner of lot 9, thence North 8.58 chains to the right bank of the Coquille River, thence down stream said right bank to a point due North of the place of commencing, thence South 43.50 chains to the place of commencing, containing 19 acres, more or less; subject to the dower interest of Fannie Warner, now Fannie Endicott.

This is intended as a correction deed, correcting description given in deed H. A. Johnson and Julia J. J. Johnson, his wife, to W. T. Warner, dated May 21, 1909, recorded June 22, 1909 in book 64 page 135 of deeds in Coos County, Oregon. together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all my estate, right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD the above described and granted premises unto the said W. T. Warner, his heirs and assigns forever. And H. A. Johnson and Julia J. J. Johnson, the grantors above named do covenant to and with W. T. Warner, the above named grantee, his heirs and assigns that they lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all incumbrances, and that they will and their heirs, executors and administrators shall warrant and forever defend the above granted premises and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF The grantors above named, have hereunto set their hands and seals this 27th day of February, 1929.

Executed in the presence of
Irna K. Bean, L. N. Lorenzen

H. A. Johnson
Julia J. J. Johnson Seal

State of California
County of Siskiyou :ss On this 27 day of February in the year one thousand nine hundred and twenty-nine before me, L. N. Lorenzen, a Notary Public in and for the County of Siskiyou, State of California, residing therein, duly commissioned and sworn, personally appeared H. A. Johnson and Julia J. J. Johnson known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal.

D-167

in the County of Siskiyou, the day and year in this certificate first above written.

L. N. Lorenzen
Notary Public in and for the County of Siskiyou
State of California
(Notarial Seal)

State of California
County of Siskiyou :ss BE IT REMEMBERED, That on this 27th day of February A. D.
1929 before me, the undersigned, a Notary Public in and for said County and State, personally
appeared the within named H. A. Johnson and Julia J. Johnson, who I know to me to be the
identical persons described in and who executed the within instrument and acknowledged to me
that they executed the same freely and voluntarily.

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

Recorded Mar. 16, 1929, 2:20 P.M.
Robt. R. Watson, County Clerk

L. N. Lorenzen
Notary Public for County of Siskiyou, State
of California
My commission expires July 29, 1932
(Notarial Seal)

39195-

AFFIDAVIT

State of Oregon
County of Coos :ss I, Samuel Breuer, being first duly
sworn on oath depose and say that I am a resident of Coos County, State of Oregon, and I am
71 years of age. That I was personally acquainted with Fannie Warner during her life, and that
Fannie Warner died on 28th day of August, 1928.

Samuel Breuer

Subscribed and sworn to before me, a Notary Public this 5 day of
March, 1929.

Recorded Mar. 16, 1929, 2:20 P.M.
Robt. R. Watson, County Clerk

Ralph D. Kring
Notary Public for Oregon
My commission expires Aug. 24, 1931
(Notarial Seal)

39196-

AFFIDAVIT

State of Oregon
County of Coos :ss I, Samuel Brauer, being first duly
sworn on oath depose and say that I am a resident of Coos County, State of Oregon, and I am
71 years of age. That I was personally acquainted with Jemima Huffman during her life and that
Jemima Huffman died on 2 day of July, 1924.

Samuel Brauer

Subscribed and sworn to before me, a Notary Public this 5
day of March, 1929.

Recorded Mar. 16, 1929, 2:20 P.M.
Robt. R. Watson, County Clerk

Ralph D. Kring
Notary Public for Oregon
My commission expires Aug. 24, 1931
(Notarial Seal)

39197-

KNOW ALL MEN BY THESE PRESENTS, That Eugene Bosco, a single
man, sometimes known as Eugen Rosco, and Eugen Bosco, of Leneve, County of Coos, State of Oregon,
in consideration of Ten Dollars to him paid by George W. Gilbertson, of Marshfield, County of
Coos, State of Oregon, has bargained and sold and by these presents does hereby grant, bargain,
sell and convey unto the said George W. Gilbertson, his heirs and assigns, all the following
bounded and described real property situated in the County of Coos, and State of Oregon:

Lots Three (3), Four (4), Five (5), Six (6) and Seven (7)

7918- THIS INDENTURE WITNESSETH, That S. W. Warner and Viola Warner, his wife; Charles S. Warner and Florence Warner, his wife; Horace Warner, a widower; Lloyd Warner and Josephine Warner, his wife; Wallace Warner and Mary Warner, his wife; Clayton Warner, a single man; Aulden Warner and Mildred Warner, his wife; Douglas Warner, a single man; Dorothy Druliner and Deward Druliner, her husband; Vernon E. Warner, a single man; Jessie Johnson and H. N. Johnson, her husband; Elmer Johnson and Stella M. Johnson, his wife; Floyd Johnson and Welthy Johnson, his wife; Thomas Haggerty and Evelyn Haggerty, his wife; Mollie Neill, (formerly Mollie Warner) and Richard Neill, her husband; Josephine Warner, a single woman; John Warner, a single man; Carl Warner and Fredabelle Warner, his wife; the said S. W. Warner, Charles S. Warner, Horace Warner, Lloyd Warner, Wallace Warner, Clayton Warner, Aulden Warner, Douglas Warner, Dorothy Druliner, Vernon E. Warner, Jessie Johnson, Elmer Johnson, Floyd Johnson, Thomas Haggerty, Mollie Neill, formerly Mollie Warner, Josephine Warner, John Warner, Carl Warner, being the heirs and only heirs at law of David Henry Warner, deceased, for the consideration of the sum of Eighteen Hundred and No/100 Dollars (\$1800.00), to them paid, have bargained and sold and by these presents do bargain, sell and convey unto Clarence L. Knupp and Florence E. Knupp, husband and wife, the following described premises, to-wit:

Beginning 6 chains West of Corner Section 27, 28, 33, and 34, Township 29, South Range 12, running west 2 chains, North 40 chains to quarter Section line, West 1 chain, North 12 chains to right bank South Fork Coquille River, running down said right bank to a point due North of beginning, thence South 62.60 chains to beginning, Less Railroad right of way of W. & Co. railroad, being in Section 28, Township 29 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; and also

The east half of the Northeast quarter of the Northeast quarter of Section 33, Township 29 South Range 12 West Willamette Meridian, Coos County, Oregon, containing 20 acres, more or less. together with all tenements, hereditaments and appurtenances thereunto belonging, and also all their estate, right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD the said premises, unto the said Grantees, their Heirs and Assigns forever.

IN WITNESS WHEREOF We have hereunto set our hands and seals this 30th day of April, 1942.

Carl Warner
 Fredabelle Warner
 Mildred Warner
 Aulden Warner
 Stella M. Johnson
 Elmer Johnson
 Floyd Johnson
 Welthy Johnson
 Thomas Haggerty
 Evelyn Haggerty
 Mollie Neill
 Richard L. Neill
 Lloyd Warner
 Josephine Warner
 Douglas Warner by
 Lena M. Warner,
 His Attorney in fact

(Seal)
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(Seal)

S. W. Warner
 Viola Warner
 Charles S. Warner
 Florence Warner
 V. E. Warner
 H. N. Johnson
 Jessie Johnson
 Wallace Warner
 Mary E. Warner
 Clayton Warner
 Dorothy Druliner
 H. D. (Deward) Druliner
 Josephine Warner
 John Warner
 Horace N. Warner

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\$1.65 Documentary Stamps, Cancelled

STATE OF OREGON
 County of Coos :ss. On this, the 30th day of April, 1943, personally came before me, the undersigned, a Notary Public in and for said county and state, the within named S. W. Warner and Viola Warner, his wife; Charles S. Warner and Florence Warner, his wife; Horace Warner, a widower; Thomas Haggerty and Evelyn Haggerty, his wife; Wallace Warner and Mary Warner, his wife; Clayton Warner, a single man; Lloyd Warner and Josephine Warner, his wife; Dorothy Druliner and Deward Druliner, her husband; Aulden Warner and Mildred Warner, his wife; to me personally known to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily

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for the uses and purposes therein named.

Witness my hand and Notarial Seal this 30th day of April, 1943.

(Notarial Seal)

E. C. Roberts
Notary Public for Oregon
My Commission Expires: June 19, 1944

STATE OF OREGON
County of Jackson :ss. On this the 1st day of June, 1943, personally came before me, the undersigned, a Notary Public in and for said county and state, the within named Mollie Neill (formerly Mollie Warner), and Richard L. Neill, her husband, to me personally known to be the identical persons described in and who executed the within instrument, and acknowledged to me that she executed the same freely and voluntarily for the uses and purposes therein named.

Witness my hand and Notarial Seal this 1st day of June, 1943.

(Notarial Seal)

F. S. Engle
Notary Public for Oregon
My Commission Expires: Jan. 10, 1944

STATE OF OREGON
County of _____ :ss. On this, the 22 day of June, 1942, personally came before me, the undersigned, a Notary Public in and for said county and state, the within named Vernon E. Warner, to me personally known to be the identical person described in and who executed the within instrument, and acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein named.

WITNESS my hand and Notarial Seal this 22 day of June, 1942.

(Notarial Seal)

Wm. Bain
Notary Public for Oregon
My Commission Expires: 9-29-43

STATE OF WASHINGTON
County of King :ss. On this, the 21st day of May, 1943, personally came before me, the undersigned, a Notary Public in and for said county and state, the within named Elmer Johnson to me personally known to be the identical person described in and who executed the within instrument, and acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein named.

Witness my hand and Notarial Seal this 21st day of May, 1943.

(Notarial Seal)

R. D. Albertson
Notary Public for Washington
My Commission Expires: 8-13-45

STATE OF CALIFORNIA
COUNTY OF SISKIYOU :ss. On this, the 16 day of July, 1942, personally came before me, the undersigned, a Notary Public in and for said county and state, the within named Jessie Johnson and H. N. Johnson, her husband, to me personally known to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named.

Witness my hand and Notarial Seal this 16 day of July, 1942.

(Notarial Seal)

John Rule
Notary Public for California
My Commission Expires: June 2, 1943

STATE OF CALIFORNIA
County of Siskiyou :ss. On this, the 4th day of February, 1943, personally came before me, the undersigned, a Notary Public in and for said county and state, the within named Floyd Johnson and Welthy Johnson, his wife, to me personally known to be the identical persons described in and who executed the same freely and voluntarily for the uses and purposes therein named.

Witness my hand and Notarial Seal this 4th day of February, 1943.

(Notarial Seal)

Floyd A. Boyd
Notary Public for California
My Commission Expires: 3/15/44

STATE OF CALIFORNIA
County of Fresno :ss. On this, the 4th day of August, 1942, personally came before me, the undersigned, a Notary Public in and for said county and state, the within named Josephine Warner, a single woman, to me personally known to be the identical person described in and who executed the within instrument, and acknowledged to me that she executed the same freely and voluntarily for the uses and purposes therein named.

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Witness my hand and Notarial Seal this 4th day of August, 1942.

(Notarial Seal)

Lucille Miller
Notary Public for County of Fresno, California
My Commission Expires: July 19, 1943

STATE OF CALIFORNIA
County of Tulare :ss. On this, the 15th day of Sept., 1942, personally came before me, the undersigned, a Notary Public in and for said county and state, the within named John Warner, a single man, to me personally known to be the identical person described in and who executed the within instrument, and acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein named.

Witness my hand and Notarial Seal this 15th day of Sept., 1942.

(Notarial Seal)

M. K. Henderson
Notary Public for California
My Commission Expires: Aug. 24th, 1944

STATE OF CALIFORNIA
County of Tulare :ss. On this, the 10th day of October, 1942, personally came before me, the undersigned, a Notary Public in and for said county and state, the within named Carl Warner and Fredabelle Warner, his wife, to me personally known to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named.

Witness my hand and Notarial Seal this 10th day of October, 1942.

(Notarial Seal)

Athens Haigh
Notary Public in and for the County
of Tulare, State of California
My Commission Expires: Sept. 5, 1946

STATE OF WASHINGTON,
Walla Walla County :ss. I, the undersigned, a Notary Public, certify that on this the 27th day of January, 1943, personally came before me Stella M. Johnson, wife of Elmer Johnson, to me personally known, and known to me to be one of the persons named in and who signed the within and foregoing instrument, and she acknowledged to me that she executed the same freely and voluntarily, for all the uses and purposes therein mentioned.

All done within Walla Walla County, Wash.

(Notarial Seal)

H. B. Noland
Notary Public in and for the State of Washington,
residing therein at Walla Walla.
My Notarial Commission expires Dec. 5, 1946.

STATE OF OREGON
COUNTY OF COOS :ss. On this the 16th day of June, 1943, before me personally came Lena M. Warner, to me personally known to be the person described in and appointed attorney in fact by that certain power of attorney executed by Douglas A. Warner, bearing date the 18th day of February, 1943, and filed in the office of the County Clerk of the County of Coos and State of Oregon, on the ___ day of June, 1943, and acknowledged to me that she executed the within instrument as the free act and deed of the said Douglas A. Warner.

Recorded August 2, 1943, 4:50 P.M.
L. W. Oddy, County Clerk

E. C. Roberts
Notary Public for Oregon
My commission expires June 19, 1944
(Notarial Seal)

7922- THIS INDENTURE, Made this 28th day of July, 1943, by and between Coos County, a political subdivision of the State of Oregon, party of the first part, and Mae McKie party of the second part,

WITNESSETH: That, Whereas, by a deed executed by the Sheriff of Coos County pursuant and in obedience to a decree of the Circuit Court of the State of Oregon, for Coos County, which suit was a suit for foreclosure of liens for delinquent taxes, there was conveyed to Coos County the real property hereinafter described; and

WHEREAS, the party of the second part is the former owner of said property and has applied to the County Court of said party of the first part to repurchase the said real property from the party of the first part for the amount of taxes and interest accrued and charged against said property at the time of its purchase by the County, together with