



Coos County Planning
Land Division Application

File No. P-19-001

Base & Tentative

Receipt No. 206318
Check No./Cash 4101
Date 11/7/19
Received by R. Brewer
Planning Fee 1,750
Road Fee _____

Final Plats

Receipt No. _____
Check No./Cash _____
Date _____
Received by _____
Fee Received _____

A. Applicant:

Name: GRANT MAPRIL COMBS Telephone: 541-572-5532
Address: 15182 SITKUM LANE
City: MYRTLE POINT State: OR Zip Code: 97458

B. Owner:

Name: SAME AS APPLICANT Telephone: _____
Address: _____
City: _____ State: _____ Zip Code: _____

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

- The owner of the property;
- _____ 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 28S Range 11W Section 12 Tax Lot 1900
Tax Account 820800 Lot Size 3.99 AC Zoning District RC

E. General Outline of process – If there is missing information the application will be deemed incomplete.

The following is a general outline of the process for the review of land divisions in Coos County:

1. Application is filed and reviewed for completeness pursuant to §5.0.200; and
2. Technical Review Committee (TRC) reviews tentative plans within 30 days from the date the application has been deemed complete. The Planning Director may extend this timeline if needed; and
3. Planning Director makes a decision unless subject to limited land use notice. If subject to limited land use notice pursuant to Article 5.0 a notice of decision will be mailed out within seven days of the expiration of the limited land use notice; and
4. Applicant submits construction drawings for any new public roads or access easements to the Roadmaster. The County Roadmaster reviews construction drawings and applicable specifications for public roads and access easements; and
5. Applicant constructs or bonds for required improvements; and
6. County Roadmaster inspects construction unless improvements are bonded; and
7. Applicant submits final plat after all conditions of approval have been completed; and
8. Planning Department coordinates review of final plat by affected County Departments; and
9. Board of Commissioners reviews final plats for subdivisions and for partitions proposing public dedications; and
10. Planning Director reviews final plats for partitions not proposing public dedications; and
11. If the final plat is approved, the applicant shall comply with Section 6.2.825 and file the plat with the County Clerk. (OR 92-07-012PL)

F. SECTION 6.2.350 TENTATIVE PLAT REQUIREMENTS (Tentative Plan):

1. Application Requirements
 - a. An application and a tentative plat for approval shall be initiated as provided in Section 5.0.150 of this ordinance.
 - b. The applicant shall file with the Director the original and four (4) additional copies of the tentative map on 11" X 17" paper for partitions and 18" x 24" paper for subdivisions.
 - c. The tentative plat shall be clearly and legibly drawn. It shall show all required information to scale so that the Approving Authority may have an adequate understanding of what is proposed. Under ordinary circumstances, the scale shall use a typical engineer scale (example 1" = 50').
2. Information required for tentative plat.
 - a. All Land Divisions
 - i. North arrow, scale and date of the drawing.
 - ii. Appropriate identification clearly stating the map is a tentative plat.
 - iii. Names and addresses of the landowners, subdivider/partitioner and the engineer, surveyor, land planner or landscape architect responsible for designing.
 - iv. The tract designation or other description according to the real estate records of Coos County [Township, Range, Section, Tax Lot Number(s), and Assessor's Tax Account Number(s)].
 - v. The boundary line (accurate in scale) of the tract to be divided and approximate acreage of the property.
 - vi. Contours with intervals of forty (40) feet or less referred to United States Geological Survey (or mean sea level) datum.
 - vii. The names of adjacent subdivisions or the names of recorded owners of adjoining parcels of unsubdivided land.
 - viii. The location, widths, and names of existing or platted streets or other public ways (including easements) within or adjacent to the tract, existing permanent buildings, railroad

rights-of-way and other important features such as section lines, political subdivision boundary lines and school district boundaries.

ix. Existing sewers, water mains, culverts, drainage ways or other underground utilities or structures within the tract or immediately adjacent thereto, together with pipe sizes, grades and locations indicated.

N/A x. Location, acreage and dimensions of land to be dedicated for public use or reserved in the deeds for the common use of property owners in the proposed land division, together with the purpose of conditions or limitations of such reservations, if any.

xi. Easements, together with their dimensions, purpose and restrictions on use.

xii. Zoning classification of the land and Comprehensive Plan map designation.

N/A xiii. Draft of proposed restrictions and covenants affecting the plat.

N/A xiv. Predominant natural features such as water courses and their flows, marshes, rock outcropping, and areas subject to flooding, sliding or other natural hazards.

xv. A current property report (less than 6 months old) indicating any taxes, assessment or other liens against the property, easements, restrictive covenants and rights-of-way, and ownerships of the property of the proposed development. A title report is acceptable.

N/A b. Subdivisions (must address subsection a & b)

i. The proposed name of the subdivision must be on the plat.

ii. The proposed street pattern or layout showing the name and widths of proposed streets and alleys.

iii. Private streets and all restrictions or reservations relating to such private streets.

iv. Proposed Subdivision proposed lots, approximate dimensions, size and boundaries. Residential lots shall be numbered consecutively. Lots that are to be used for other than residential purposes shall be identified with letter designations.

v. Parks, playgrounds, recreation areas, parkways, and open space for public use, clearly identified.

vi. The location of existing or proposed bicycle and/or pedestrian facilities if required under Article VII of this Ordinance.

vii. Proposed means and location of sewage disposal and water supply systems.

N/A 3. Development Phasing

a. Subdivisions shall:

i. provide for platting in as many as three (3) phases. The preliminary plan must show each phase and be accompanied by proposed time limitations for approval of the final plat for each phase.

ii. Time limitations for the various phases must meet the following requirements:

1. Phase 1 final plat shall be approved within twenty-four (24) months of preliminary approval.

2. Phase 2 final plat shall be approved within thirty-six (36) months of preliminary approval.

3. Phase 3 final plat shall be approved within forty-eight (48) months of preliminary approval.

b. Partitions shall:

i. Provide all phasing for partitions. If phasing is proposed then road standards for subdivisions shall apply.

ii. If a land division is proposed on a property that has been partitioned in the prior three years then the partition shall be reviewed pursuant to subdivision criteria.

H.

Authorization: All areas must be initialed by all applicant(s) prior to the Planning Department accepting any application.

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 response 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.

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 bare 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 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

01-04-19
Date

01-04-19
Date

NOTE: Consent of owner is required should the applicant be other than the owner. The appropriate deed of record showing the ownership is also required.



300 W Anderson
(541)269-5127

OWNERSHIP AND ENCUMBRANCES REPORT WITH GENERAL INDEX LIENS
Informational Report of Ownership and Monetary and Non-Monetary Encumbrances

To ("Customer"): Mulkins and Rambo, LLC
PO Box 809
North Bend, OR 97459

Customer Ref.: 15154
Order No.: 360618025981
Effective Date: January 8, 2019 at 08:00 AM
Charge: \$250.00

The information contained in this report is furnished by Ticor Title Company of Oregon (the "Company") as a real property information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE OR A PRELIMINARY TITLE REPORT FOR, OR COMMITMENT FOR, TITLE INSURANCE. No examination has been made of the title to the herein described property, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the charge or the actual loss, and the Company will have no greater liability by reason of this report. THIS REPORT IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT.

THIS REPORT INCLUDES MONETARY AND NON-MONETARY ENCUMBRANCES.

Part One - Ownership and Property Description

Owner. The apparent vested owner of property ("the Property") as of the Effective Date is:

Grant Combs and Mapril J. Combs, as tenants by the entirety

Premises. The Property is:

(a) Street Address:

15154 Sitkum Lane, Myrtle Point, OR 97458

(b) Legal Description:

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

Part Two - Encumbrances

Encumbrances. As of the Effective Date, the Property appears subject to the following monetary and non-monetary encumbrances of record, not necessarily listed in order of priority, including liens specific to the subject property and general index liens (liens that are not property specific but affect any real property of the named person in the same county):

EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the Land onto adjoining land or of existing improvements located on adjoining land onto the subject Land), encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. Rights of the public to any portion of the Land lying within the area commonly known as public roads, streets and highways.
7. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

End of Reported Information

There will be additional charges for additional information or copies. For questions or additional requests, contact:

John Beaver
541-269-5127
john.beaver@ticortitle.com
Ticor Title Company of Oregon
300 W Anderson
Coos Bay, OR 97420

EXHIBIT "A"
Legal Description

Beginning at a point which is 791 feet North and 330 feet West of the Southeast corner of the SW 1/4 of Section 12, Township 28 South, Range 11 West of the Willamette Meridian, Coos County, Oregon; thence North 529 feet; thence West 330 feet; thence South 529 feet; thence East 330 feet to the point of beginning.

TOGETHER WITH that property conveyed by Property Line Adjustment Deed recorded December 14, 2018 as microfilm no. 2018-11938, Records of Coos County, Oregon.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY

RECORDING REQUESTED BY:

GRANTOR'S NAME:

John M. Swindle and Peggy L. Swindle

GRANTEE'S NAME:

Grant Combs and Mapril J. Combs

SEND TAX STATEMENTS TO:

Grant Combs and Mapril J. Combs
15182 Sitkum Lane
Myrtle Point, Or. 97458

AFTER RECORDING RETURN TO:

Grant Combs and Mapril J. Combs
15182 Sitkum Lane
Myrtle Point, Or. 97458

Escrow No: 380609000423-TTC006 *LR*

15154 Sitkum Lane
Myrtle Point, OR 97458

080423
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

John M. Swindle and Peggy L. Swindle as tenants by the entirety, Grantor, conveys and warrants to

Grant Combs and Mapril J. Combs as tenants by the entirety, 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 LEGAL DESCRIPTION ATTACHED HERETO

Subject to and excepting:

Those of Record

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. 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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$110,000.00. (See ORS 93.030)

DATED: *April 17, 2009*

John M. Swindle
John M. Swindle

Peggy L. Swindle
Peggy L. Swindle

State of OREGON

COUNTY of COOS

This instrument was acknowledged before me on 4-17 - 2009

by John M. Swindle and Peggy L. Swindle

L. Rochek Notary Public - State of Oregon
My commission expires: 1-3-2011



LEGAL DESCRIPTION

Beginning at a point which is 791 feet North and 330 feet West of the Southeast corner of the SW 1/4 of Section 12, Township 28 South, Range 11 West of the Willamette Meridian, Coos County, Oregon; thence North 529 feet; thence West 330 feet; thence South 529 feet; thence East 330 feet to the point of beginning.



00088689201800119380040042

DEBBIE HELLER, CCC, COOS COUNTY CLERK

After recording return to: Grant & Mapril Combs
15182 Sitkum Lane
Myrtle Point, OR 97458

Consideration:\$0.00

Until a change is requested, all tax statements are to be sent to the following
address: Grant & Mapril Combs Georgia P. Evans
15182 Sitkum Lane 2221 Via Espada
Myrtle Point, OR 97458 Pleasanton, CA 94566

PROPERTY LINE ADJUSTMENT DEED

Known all men by these presents that Michael J. Evans, Personal Representative of the Estate of Georgia P. Evans, Coos County Circuit Case No. 18PB04480, Grantor, conveys to Grant Combs and Mapril J. Combs, as tenants by the entirety, Grantee's, a parcel of property located in the SE1/4 of the SW1/4 of Section 12, Township 28 South, Range 11 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Adjusted Parcel:

Beginning at a 5/8" rebar at the Southeast corner of that parcel described in Instrument No. 2009-3719, Deed Records of Coos County, Oregon, said rebar bears S89°24'08"W a distance of 328.93 feet from the Northeast corner of Lot 3 of the Watson Subdivision recorded in CAB C-387 in the Coos County Clerk's Office; thence N89°24'08'E a distance of 14.85 feet to a 5/8" rebar; thence N0°55'24"E a distance of 500.83 feet to a 5/8" rebar; thence S88°41'26"W a distance of 22.14 feet to a point on the East boundary of that parcel described in Instrument No. 2009-3719; thence S0°05'24"W a distance of 500.42 feet to the point of beginning. Said parcel contains 0.21 acres.

Adjusted Line:

Beginning at a 5/8" rebar at the Southeast corner of that parcel described in Instrument No. 2009-3719, Deed Records of Coos County, Oregon, said rebar bears S89°24'08"W a distance of 328.93 feet from the Northeast corner of Lot 3 of the Watson Subdivision recorded in CAB C-387 in the Coos County Clerk's Office; thence N89°24'08'E a distance of 14.85 feet to a 5/8" rebar; thence N0°55'24"E a distance of 500.83 feet to a 5/8" rebar; thence S88°41'26"W a distance of 22.14 feet to a point on the East boundary of that parcel described in Instrument No. 2009-3719.

Coos County Assessor's Account No.'s 820800 and 820811.

This as a property line adjustment deed. In compliance with ORS 92.190, the following information is furnished:

1. The names of the parties to this deed are as set forth above.
2. The deed whereby the Grantor acquired title to the property to which the transferred properties are joined is recorded as Instrument No. 93-10-0539 Coos County Deed Records.
3. The deed whereby the Grantee's acquired title to the property to which the transferred properties are joined is recorded as Instrument No. 2009 - 3719 Coos County Deed Records.
4. Under ORS 92.060(8) and county ordinance a survey and monumentation is required. See CS# 27A47 recorded in the Coos County Surveyor's Office for monumentation.

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, 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 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 TO SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 and SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 14TH day of DECEMBER, 2018.

GRANTEE'S

Grant Combs

Grant Combs

Mapril J. Combs

Mapril J. Combs

STATE OF OREGON)
) ss.
County of COOS)



The foregoing instrument was acknowledged before me this 14TH
day of DECEMBER, 2018 by Grant Combs and Mapril J. Combs.

Troy Jon Rambo
Notary Public for Oregon

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2019

NOT OFFICIAL VALUE

January 9, 2019 1:09:16 pm

Account # 820811
 Map # 28S11120002000
 Code - Tax # 4199-820811
 Legal Descr See Record
 Mailing Name EVANS, GEORGIA P.

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Deed Reference # 1994-97645 (SOURCE ID(T):
 93-10-0539)
 Sales Date/Price 09-01-1992 / \$86,500.00
 Appraiser JIM HARTER

Agent
 In Care Of
 Mailing Address 2221 VIA ESPADA
 PLEASANTON, CA 94566-5837

Prop Class 101 MA SA NH Unit
 RMV Class 101 04 17 RRL 14621-1

Situs Address(s)	Situs City
ID# 10 15168 SITKUM LN	MYRTLE POINT

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
4199 Land	98,610			Land	0
Impr.	173,550			Impr.	0
Code Area Total	272,160	224,830	224,830		0
Grand Total	272,160	224,830	224,830		0

Land Breakdown											
Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
4199	10	<input checked="" type="checkbox"/>		RC	Market	100	A	1.00	HS	001	66,810
4199	20	<input checked="" type="checkbox"/>		RC	Market	100	A	2.67	MV	002	31,800
Grand Total								3.67			98,610

Improvement Breakdown										
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV	
4199	1	1976	131	One story-Class 3	100	1,984			173,550	
Grand Total							1,984			173,550

Exemptions/Special Assessments/Potential Liability										
Code Area	Type									
4199	SPECIAL ASSESSMENT:									
	■ FIRE PATROL SRCHG	Amount	47.50	Year	2019					
	■ FIRE PATROL TIMBER	Amount	18.75 Acres	2.67	Year	2019				
	NOTATION(S):									
	■ REVIEW BY APPRAISER ADDED 2016									
	2016 Reappraisal									

Comments: GOLD BRICK RD-DORA
 FIRE PAT ACRES 1.64*

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

9-Jan-2019

EVANS, GEORGIA P.
 2221 VIA ESPADA
 PLEASANTON, CA 94566-5837

Tax Account #	820811	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4199
Situs Address	15168 SITKUM LN MYRTLE POINT, OR 97458	Interest To	Jan 15, 2019

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,155.86	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,106.20	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,049.00	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,918.30	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,916.92	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,802.08	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,798.59	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,777.61	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,745.35	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,702.92	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,718.21	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,625.74	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,587.35	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,558.29	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,405.88	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,323.66	Nov 15, 2003
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$28,191.96	

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2019

NOT OFFICIAL VALUE

December 28, 2018 9:54:40 am

Account # 820800
 Map # 28S11120001900
 Code - Tax # 4199-820800

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record
 Mailing Name COMBS, GRANT & MAPRIL J.

Deed Reference # 2009-7261 (SOURCE ID(T): 2009-3719)
 Sales Date/Price 04-17-2009 / \$110,000.00
 Appraiser JIM HARTER

Agent
 In Care Of
 Mailing Address 15182 SITKUM LN
 MYRTLE POINT, OR 97458-9695

Prop Class 101 MA SA NH Unit
 RMV Class 101 04 17 RRL 14620-1

Situs Address(s)	Situs City
ID# 20 15154 SITKUM LN	MYRTLE POINT

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
4199 Land	78,990			Land	0
Impr.	151,380			Impr.	0
Code Area Total	228,370	142,490	142,490		0
Grand Total	228,370	142,490	142,490		0

Land Breakdown											
Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
4199	30	<input checked="" type="checkbox"/>		RC	Market	100	A	1.00	HS	001	66,810
4199	20	<input checked="" type="checkbox"/>		RC	Market	100	A	2.78	MV	002	10,180
Grand Total								3.78			76,990

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV		
4199	1	0	121	One story-Class 2	100	1,152			57,990		
4199	2	1998	452	MH REAL DOUBLE CLASS 5	100	1,344		E - 2868	84,050		
4199	3		303	General Purpose Building	100	720			3,890		
4199	4		308	MACHINE SHED	100	1,200			5,450		
Grand Total							4,416			151,380	

Exemptions/Special Assessments/Potential Liability										
Code Area	Type									
4199	SPECIAL ASSESSMENT:									
	■ FIRE PATROL SRCHG	Amount	47.50					Year	2019	
	■ FIRE PATROL TIMBER	Amount	18.75	Acres	2.78			Year	2019	
	NOTATION(S):									
	■ REVIEW BY APPRAISER ADDED 2016 2016 Reappraisal									

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

28-Dec-2018

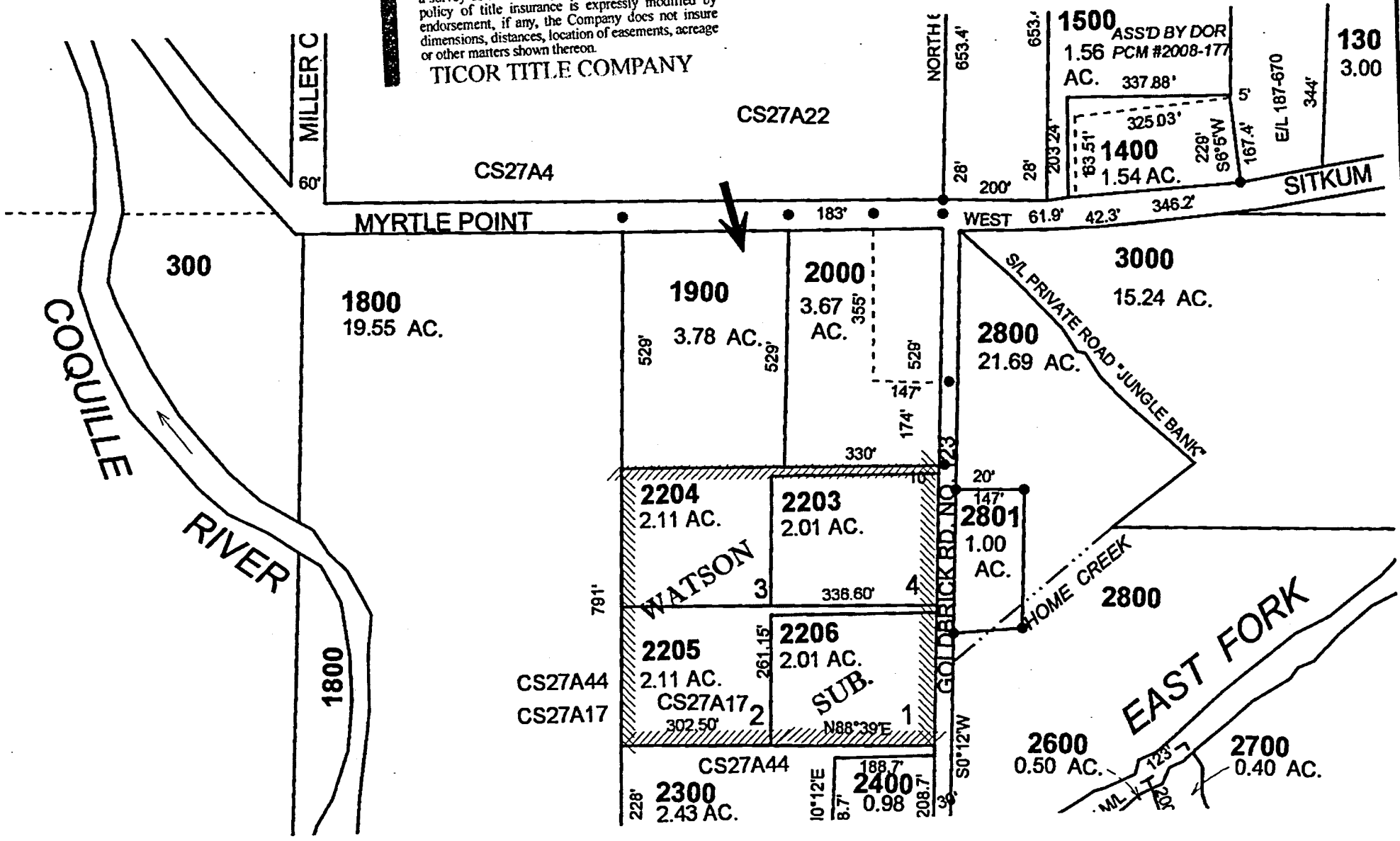
COMBS, GRANT & MAPRIL J.
 15182 SITKUM LN
 MYRTLE POINT, OR 97458-9695

Tax Account #	820800	Lender Name	IND - COMBS, GRANT & MAPRIL, 15182 S11
Account Status	A	Loan Number	
Roll Type	Real	Property ID	4199
Situs Address	15154 SITKUM LN MYRTLE POINT, OR 97458	Interest To	Jan 15, 2019

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,390.54	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,359.09	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,322.85	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,320.54	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,311.35	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,244.75	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,214.75	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,145.42	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,113.07	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,086.61	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$638.99	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$583.95	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$571.04	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$561.26	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$502.71	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$491.52	Nov 15, 2003
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$15,858.44	

N Township _____ Range _____ Section _____
 This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.
TICOR TITLE COMPANY



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SECTION 12 T28S R11W W.M.
COOS COUNTY

1" = 400'

28S 11W 12

CANCELLED NO.

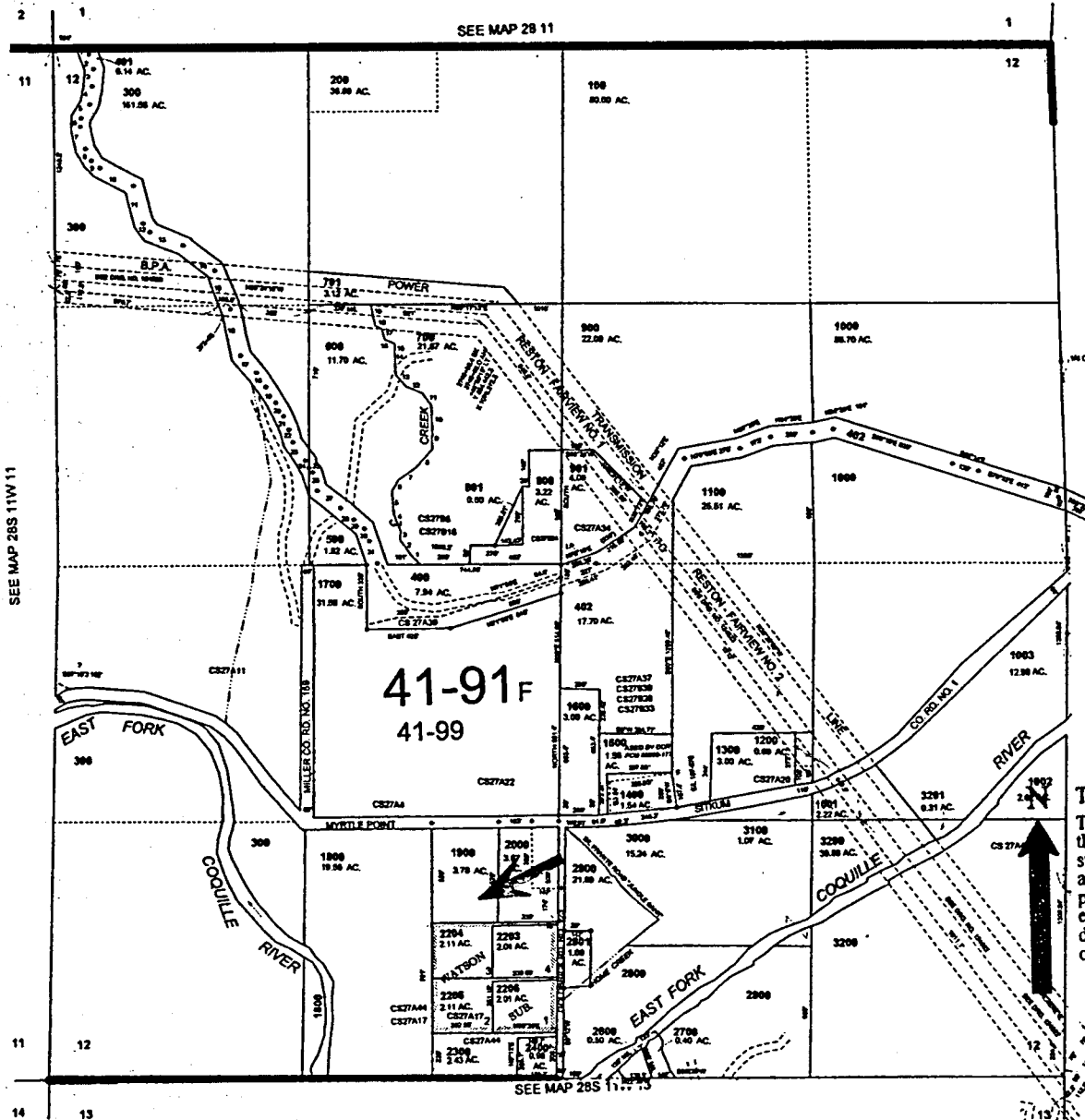
- 1501
- 2802
- 2900
- 1401
- 2100
- 702
- 2500
- 1502
- 2200
- 2201
- 2202
- 1503

PARCEL 401

1. S14°10'E 25'
2. S22°30'E 93'
3. S07°00'W 88'
4. S12°00'W 90'
5. S29°50'W 86'
6. S09°00'W 48'
7. S11°00'E 122'
8. S32°00'E 68'
9. S44°15'3" 55'
10. S65°40'E 200'
11. S14°15'E 200'
12. S31°20'E 61'
13. S69°03'E 184'
14. S55°26'E 199'
15. S20°58'E 230'
16. S11°15'3" 230'
17. S40°33'E 124'
18. S36°41'E 88'
19. S33°46'E 100'
20. S34°41'E 70'
21. S23°35'E 84'
22. S18°31'E 68'
23. S34°02'E 125'
24. S27°19'E 47'
25. S27°19'E 19'
26. S15°10'E 101'
27. S56°43'E 146'
28. S51°01'E 97'
29. S45°14'E 75'
30. S20°38'E 72'
31. S21°09'E 109'

POR. OF TRAVERSE FOR PARCEL 700

1. N42°45'W 53.2'
2. N30°00'W 101'
3. N11°00'E 32'
4. N21°15'2" 118'
5. N02°15'W 110'
6. N29°00'E 60'
7. N52°00'E 102'
8. N28°30'E 118'
9. N01°00'E 113'
10. N00°30'E 122'
11. N39°00'W 71'
12. N66°00'W 96'
13. N43°00'W 86'
14. N01°00'W 111'
15. N10°45'W 45'
16. N57°30'W 59'
17. N17°00'W 36'
18. N45°30'W 33'
19. N06°00'W 76'



Township _____ Range _____ Section _____

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

TICOR TITLE COMPANY

12-29-2008

28S 11W 12

TENTATIVE PARTITION - LOCATED IN THE SE1/4 SW1/4 OF SECTION 12.
 T.28S.. R.IIW.. W.M.. COOS COUNTY, OREGON
 (T.L. 1900 - 28S I1W 12 - 3.78 ACRES - ACCT.# 820800)

PREPARED FOR:

GRANT & MAPRIL COMBS
 15182 SITKUM LANE
 MYRTLE POINT, OR 97458

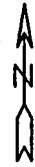
PREPARED BY:

MULKINS & RAMBO, LLC
 P.O. BOX 809
 NORTH BEND, OR 97459

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Troy Rambo
 OREGON
 JULY 14, 1998
 TROY J. RAMBO
 2865

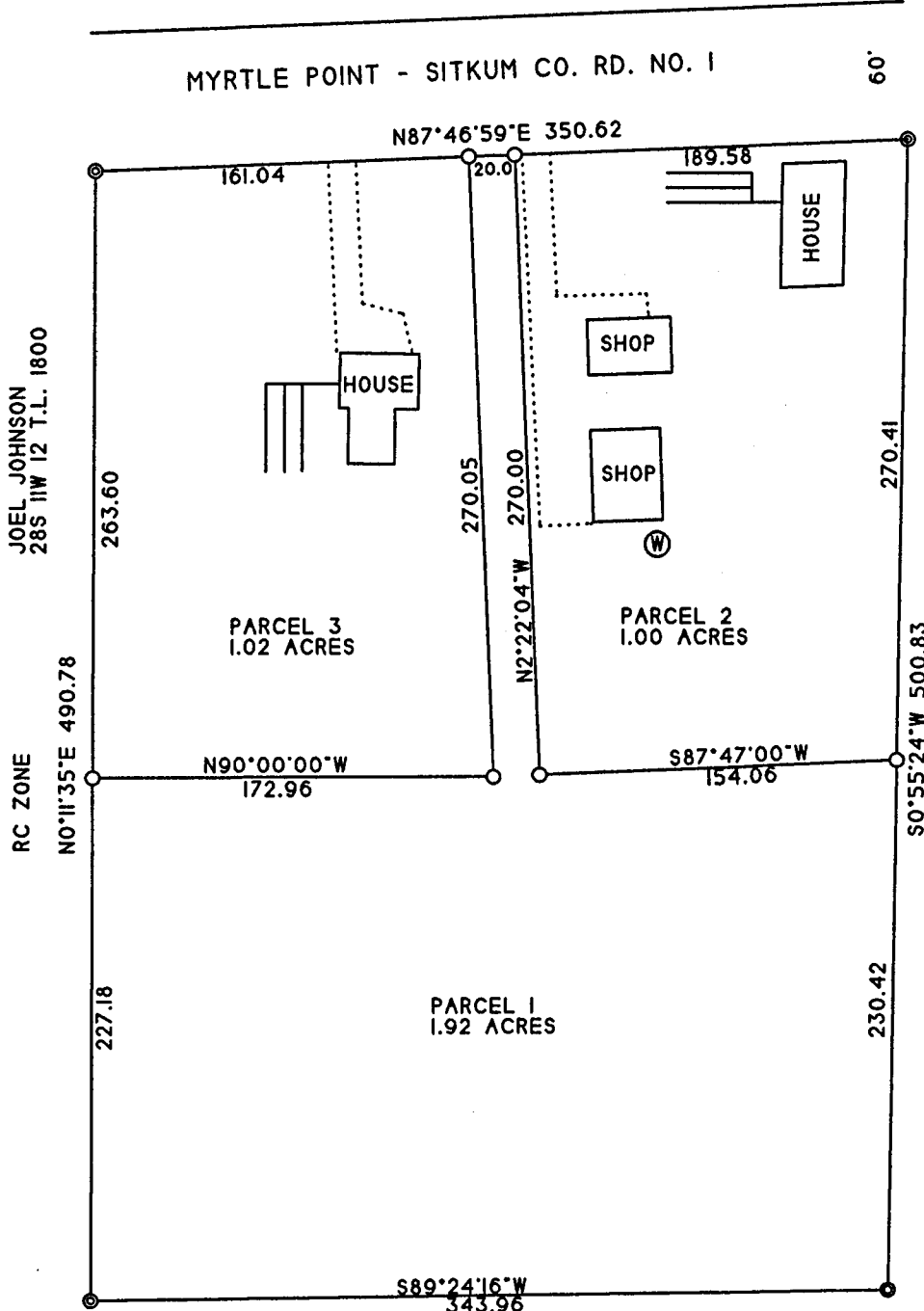
RENEWAL 12-31-20



SCALE 1" = 60'
 JANUARY 10, 2019

LEGEND

- ⊙ RECORD CORNERS
- PROPOSED CORNERS
- ⊕ EXISTING WELL



LOT 3 - WATSON SUBDIVISION
 ROBERTA REEDER
 28S I1W 12 T.L. 2204 RC ZONE

NOTES

- ZONING - RC
- EXISTING LAND USE - RESIDENTIAL
- WATER - SHARED EXISTING WELL
- SEWAGE DISPOSAL - EXISTING INDIVIDUAL SEPTIC SYSTEMS NOT PROVIDED FOR PARCEL 1
- POWER / PHONE - LOCATED ON SITE
- EASEMENTS - THE LOCATION OF THE EASEMENT TO THE WELL WILL BE DETERMINED AT THE TIME OF THE SURVEY.

PROPERTY SUBJECT TO

SETBACKS - 35 FT. FROM CENTERLINE OR 5 FT. FROM THE RIGHT OF WAY, WHICHEVER IS GREATER

TOPOGRAPHY - LESS THAN 5%