



Coos County Planning
Land Division Application

File No. P-19-004

Base & Tentative

Receipt No. 209823, 209824
Check No./Cash 4979, 4980
Date 4/3/19
Received by P. O. M.
Planning Fee 1530
Road Fee 255

Final Plats

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

A. Applicant:

Name: Harold Mast Telephone: 541-662-0288
Address: 90984 Hwy 42S
City: Coquille, OR State: OR Zip Code: 97423

B. Owner:

Name: Harold Mast Telephone: 541-662-0288
Address: 90984 Hwy 42S
City: Coquille State: OR Zip Code: 97423

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 29S Range 14W Section 30 Tax Lot 1100
Tax Account 1227807 Lot Size 12.68 Zoning District Split Zone
per Assessor RR-5 + 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. 5 total
- 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 unsplit 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.
 - 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.
 - xiii. Draft of proposed restrictions and covenants affecting the plat.
 - 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.
- 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.

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 initiated by all applicant(s) prior to the Planning Department accepting any application.

Handwritten signature
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.

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

Handwritten signature
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.

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

Handwritten signature

Applicant(s) Original Signature

Applicant(s) Original Signature

April 3, 2019

Date

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.

Terence Campbell Land Surveying
phone: 541-294-9642 **email:** bandonsurveyor@gmail.com
5530 Palmer Drive Weed, CA 96094
www.campbellsurveys.net

STATEMENT DATE:

March 30, 2019

RE: Mast Tentative Partition Plat

Dear Coos County Officials,

I'm the Land Surveyor working with Harold Mast in his quest to partition his property located at 47651 Highway 101, Bandon, OR 97411 which has an APN designation of Tax Lot 1100, Map 29S-14W-30. I'm accompanying this letter with the land division application to explain why we are submitting two tentative partition plats with said application.

As can be seen on the included maps, there is a zone boundary that runs through the middle of the Mast parcel and also an existing road through the parcel too. Mr. Mast would prefer use the existing road instead of the zone boundary as a property line, as shown in Proposal #1, since the existing road creates a natural property boundary. Because of this zone boundary situation, our property line configuration proposal may not be accepted by Coos County which will likely lead Mr. Mast to pursue the included Proposal #2.

Also, we will be creating a private drive through the property as shown Proposal #1, but if this road is required to be created as a condition of final plat approval, the cost of this road and any other required development conditions may exceed value of the lots we would be creating. If this happens, Mr. Mast would like the option to move onto Proposal #2 which separates the existing home from the remaining undeveloped forest land and would cost significantly less to complete.

In short, when Mr. Mast receives the conditions of approval document from the Coos County Planning Department, which defines the development criteria, he will then decide which proposal he would like to pursue based on the cost associated with said development criteria.

Sincerely,



Terence Campbell
Oregon Land Surveyor #83800

SECTION 30 T29S R14
COOS COUNTY

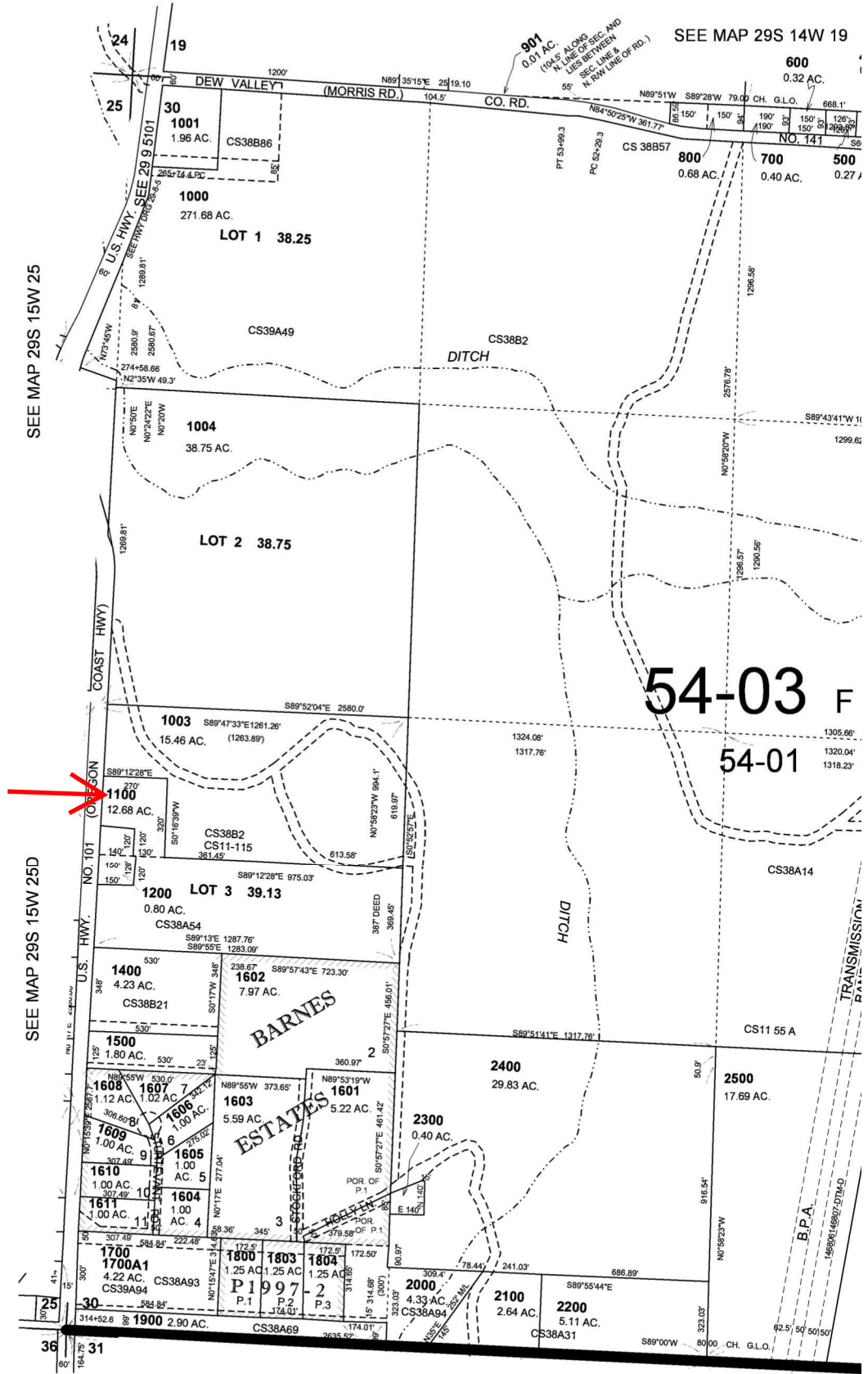
1' = 400'

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

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



SEE MAP 29S 15W 25

SEE MAP 29S 15W 25D

SEE MAP 29S 14W 19

54-03 F
54-01

SEE MAP 29S 14W 31

SECTION 30 T29S R14W W.M.
COOS COUNTY

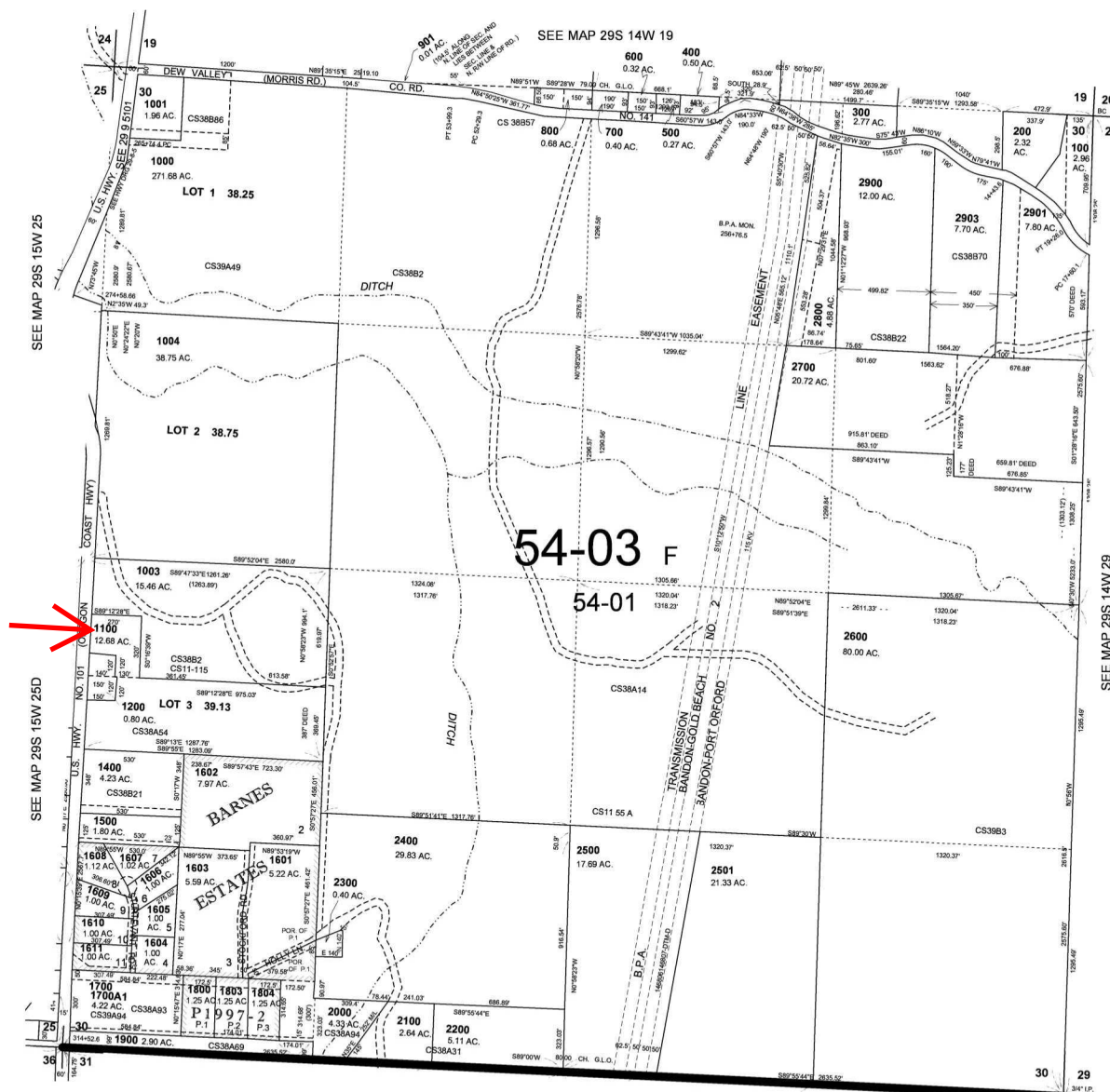
29S 14W 30

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

1" = 400'

CANCELLED NO.

- 1300
- 301
- 201
- 2902
- 1701
- 1801
- 1802
- 2600M2
- 1002
- 1600
- 1006
- 1007
- 1612
- 900



54-03 F
54-01



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

SEE MAP 29S 14W 31

2-02-2010

29S 14W 30

Remit Payment To:

Ticor Title Company of Oregon
10151 SE Sunnyside Rd. Suite 300
Clackamas, OR 97015
Phone: (541)269-5127 Fax: (541)269-7583

INVOICE

Due upon receipt

Harold Mast
90984 Highway 42 S
Coquille, OR 97423

Order Number: 360619026715

Invoice Date: 4/2/2019
Invoice Number: 360619026715-1
Operation: 02743.470028

Buyer/Borrower(s): Harold Mast
Title Officer: Janice Devereux

Sales Rep: Melinda Hasel

Property Description (1):

47651 Hwy 101, Bandon, OR 97411

Bill Code	Description	Amount
OTF	Other Title Fees (Sort Report/OAE)	250.00
Invoice total amount due:		\$250.00

**Thank you for the opportunity to serve you.
Please return a copy of this invoice with your payment**



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"): Harold Mast
90984 Highway 42 S
Coquille, OR 97423

Customer Ref.: _____
Order No.: 360619026715
Effective Date: March 22, 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:

Harold Mast, an estate in fee simple

Premises. The Property is:

(a) Street Address:

47651 Hwy 101, Bandon, OR 97411

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

Reserved by: Frank H. Stulz
Purpose: Pipeline
Recording Date: June 24, 1957
Recording No: Book: 259, Page 30

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

Reserved by: Herbert W. Linnvall and Thelma N. Lindvall
Purpose: Water System
Recording Date: June 3, 1960
Recording No: Book: 278, Page 556

9. 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.

Note: There are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties: Harold Mast

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2018-2019
Amount: \$1,358.22
Levy Code: 5403
Account No.: 1227807
Map No.: 29S14300001100

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

Note: The only conveyance(s) affecting said Land, which recorded within 24 months of the date of this report, are as follows:

Grantor: The Secretary of Veterans Affairs, an Officer of the United States of America
Grantee: Harold Mast
Recording Date: August 20, 2014
Recording No: 2014-6537

End of Reported Information

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

Janice Devereux
541-269-5127 x116
Janice.Devereux@ticortitle.com
Ticor Title Company of Oregon
300 W Anderson
Coos Bay, OR 97420

EXHIBIT "A"
Legal Description

Beginning at the Northwest corner of Government Lot 3, (which is in the NW 1/4 of the SW 1/4 of Section 30, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon) from which a 3/4 inch iron pipe bears West 32 feet; thence South 0° 45' West along the Section line 300 feet to the true point of beginning; thence East parallel to the North line of said Government Lot 3 a distance of 300 feet to the West line of premises described in deed to Johnnie M. Melton, et ux, recorded in Volume 256, Page 252, Deed Records of Coos County, Oregon; thence South 320 feet to the Southwest corner of said Melton premises; thence East along the South line of said Melton premises to the East boundary of said Government Lot 3; thence South along said East line 387 feet to a 5/8 inch rod in the North line extended of premises conveyed to Verel C. Morrell, et ux, by deed recorded in Volume 252, Page 650, Deed Records of Coos County, Oregon; thence North 89° 13' West along said North line extended 1287.76 feet to the Northwest corner of said Morrell premises, which corner is on the West line of said Section 30; thence North 0° 45' East along the Section line 264.90 feet to the Southwest corner of premises described in deed to George E. Oerding, et ux, recorded in Volume 236, Page 294, Deed Records of Coos County, Oregon; thence East 150 feet, more or less, to the Southeast corner of said Oerding premises; thence North along the East line thereof 120 feet to the Northeast corner thereof; thence West 10 feet to the Southeast corner of premises described in deed to Alworth E. Swaney, et ux, recorded in Volume 233, Page 316, Deed Records of Coos County, Oregon; thence North along the East line of said Swaney premises 120 feet to the Northeast corner thereof; thence West along the North line thereof 140 feet, more or less, to the West line of said Section 30; thence North along the Section line 200 feet to the true point of beginning, Coos County, Oregon.

EXCEPTING any portion embraced in the State Highway.

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

PROPOSAL #1

**TENTATIVE PARTITION PLAT FOR:
HAROLD MAST**




TAX LOT 1100, MAP 29S-14W-30
SITUS ADDRESS 47651 HWY 101, BANDON, OR 97411
ASSESSED ACREAGE = 12.68 ACRES
ZONING DESIGNATIONS: RC & RR-5
TAX ACCOUNT NUMBER: 1227807

**SMITH
BANDON CROSSINGS, LLC
TAX LOT 1003**

PREPARED FOR
HAROLD MAST (OWNER)
90984 HIGHWAY 42S
COQUILLE, OR 97423

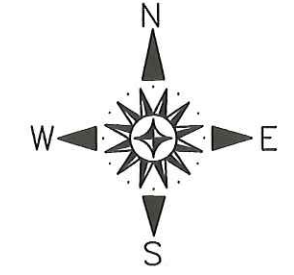
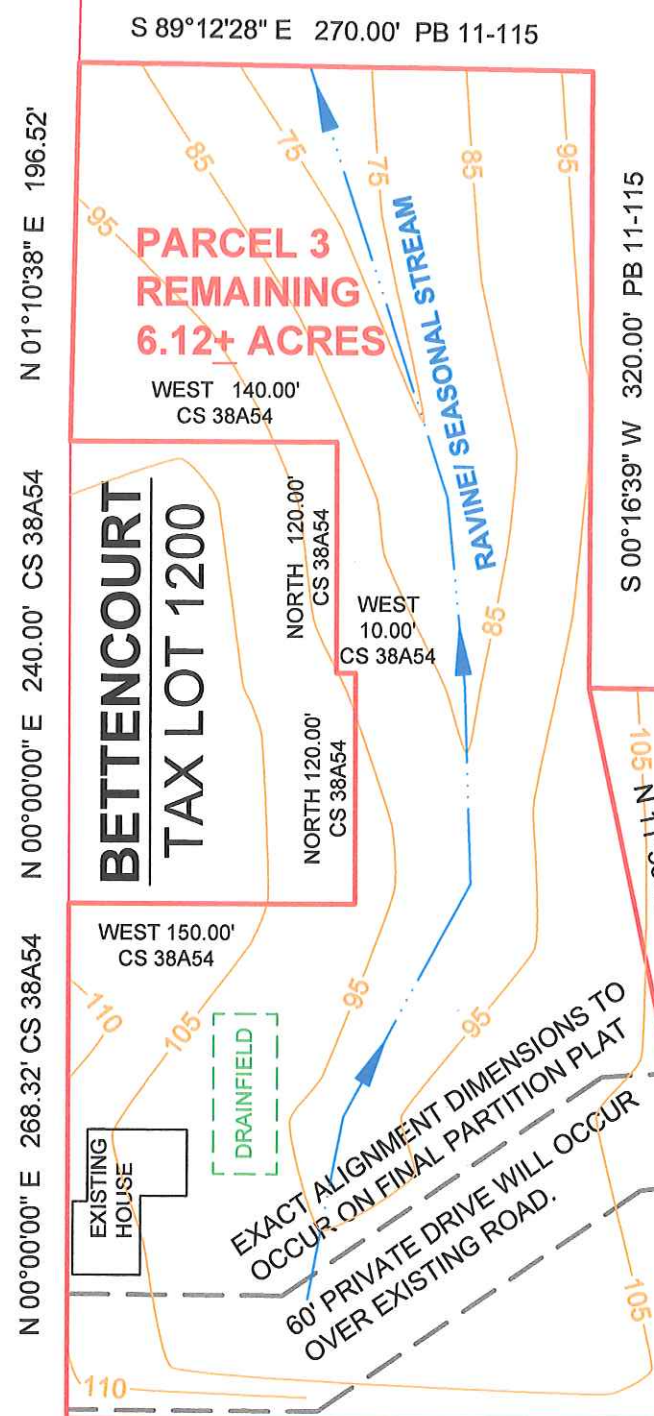
PREPARED BY:
TERENCE CAMPBELL LAND SURVEYING
5530 PALMER DRIVE
WEED, CA 96094

LEGEND

-  PROPOSED PROPERTY LINES
-  AREA OF 60' WIDE INGRESS, EGRESS AND UTILITY EASEMENT/ PRIVATE DRIVE
-  ELEVATIONS REFERENCED TO NAVD88. OBTAINED FROM GOOGLE EARTH. FOR PLANNING PURPOSES AND NOT TO BE CONSIDERED EXACT, BUT ACCURATE ENOUGH TO MEET PARTITION APPLICATION CONTOUR REQUIREMENT F.2.vi.

NOTE COURSES SHOWN ON THIS MAP ARE CALCULATED AND/OR OBTAINED FROM SURVEYS OF RECORD. THESE COURSES AND MAY BE SLIGHTLY DIFFERENT ON THE FINAL PARTITION PLAT ONCE A FIELD SURVEY HAS BEEN COMPLETED AND MONUMENTS OF RECORD HAVE BEEN RECOVERED AND MEASURED.

U.S. HIGHWAY 101 60' RIGHT OF WAY

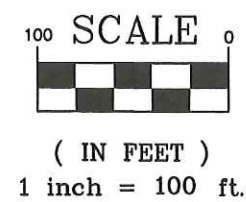


**SMITH
BANDON
CROSSINGS,
LLC
TAX LOT 1000**

REGISTERED
PROFESSIONAL
LAND SURVEYOR

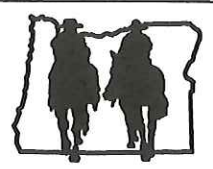
OREGON
MAY 10, 2011
TERENCE ALBERT CAMPBELL
83800
RENEWS 12/31/2019

**ROUSCULP
TAX LOT 1400**

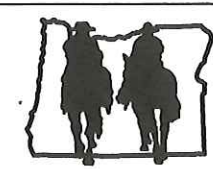


**STURTEVANT
TAX LOT 1602**

LOT 2, BARNES ESTATES SUBDIVISION



5530 Palmer Drive
Weed, CA 96094
541-294-9642



5530 Palmer Drive
Weed, CA 96094
541-294-9642

PAGE 1 OF 1	TERENCE CAMPBELL LAND SURVEYING	MAST TENTATIVE PARTITION PLAT	SCALE: 1" = 100'	DESIGNED BY: T. CAMPBELL
bandonsurveyor@gmail.com	www.campbellsurveys.net	TAX LOT 1100 MAP 29S-14W-30	DATE: MARCH 28, 2019	DRAWN BY: T. CAMPBELL

PROPOSAL #2

**TENTATIVE PARTITION PLAT FOR:
HAROLD MAST**




TAX LOT 1100, MAP 29S-14W-30
SITUS ADDRESS 47651 HWY 101, BANDON, OR 97411
ASSESSED ACREAGE = 12.68 ACRES
ZONING DESIGNATIONS: RC & RR-5
TAX ACCOUNT NUMBER: 1227807

**SMITH
BANDON CROSSINGS, LLC
TAX LOT 1003**

PREPARED FOR
HAROLD MAST (OWNER)
90984 HIGHWAY 42S
COQUILLE, OR 97423

PREPARED BY:
TERENCE CAMPBELL LAND SURVEYING
5530 PALMER DRIVE
WEED, CA 96094

LEGEND

-  PROPOSED PROPERTY LINES
-  AREA OF 60' WIDE INGRESS, EGRESS AND UTILITY EASEMENT/ PRIVATE DRIVE
-  ELEVATIONS REFERENCED TO NAVD88. OBTAINED FROM GOOGLE EARTH. FOR PLANNING PURPOSES AND NOT TO BE CONSIDERED EXACT, BUT ACCURATE ENOUGH TO MEET PARTITION APPLICATION CONTOUR REQUIREMENT F.2.vi.

NOTE COURSES SHOWN ON THIS MAP ARE CALCULATED AND/OR OBTAINED FROM SURVEYS OF RECORD. THESE COURSES AND MAY BE SLIGHTLY DIFFERENT ON THE FINAL PARTITION PLAT ONCE A FIELD SURVEY HAS BEEN COMPLETED AND MONUMENTS OF RECORD HAVE BEEN RECOVERED AND MEASURED.

U.S. HIGHWAY 101 60' RIGHT OF WAY

S 89°12'28" E 270.00' PB 11-115

N 01°10'38" E 196.52'

N 00°00'00" E 240.00' CS 38A54

N 00°00'00" E 268.32' CS 38A54

N 00°00'00" E 240.00' CS 38A54

N 00°00'00" E 268.32' CS 38A54

N 00°00'00" E 268.32' CS 38A54

N 00°00'00" E 268.32' CS 38A54

N 00°00'00" E 268.32' CS 38A54

N 00°00'00" E 268.32' CS 38A54

N 00°00'00" E 268.32' CS 38A54

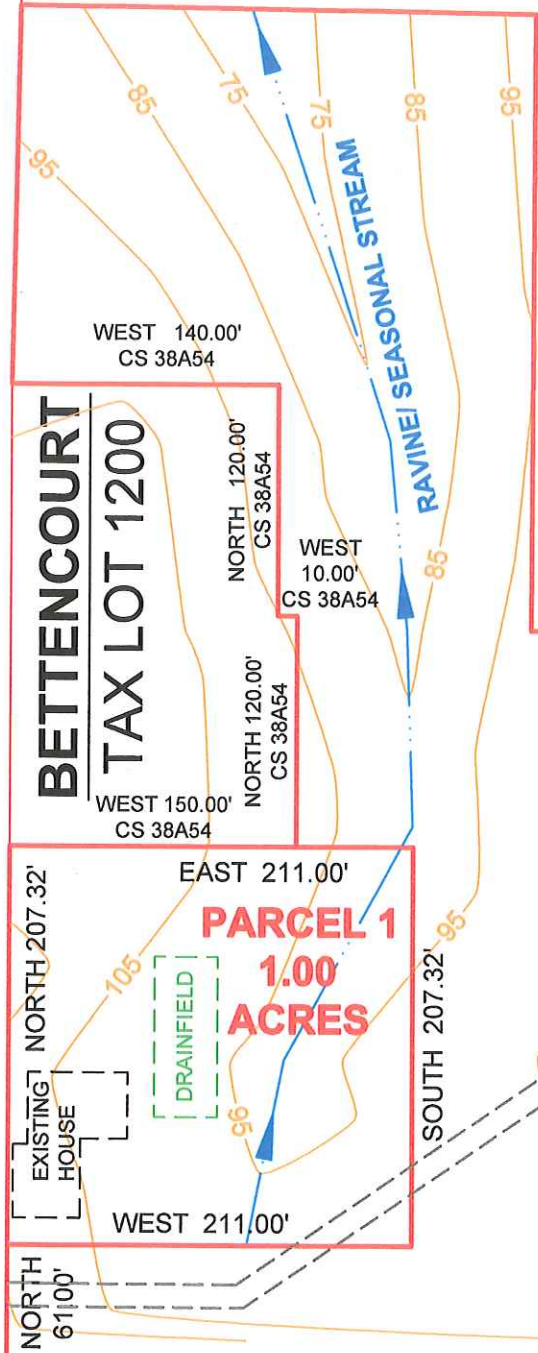
N 00°00'00" E 268.32' CS 38A54

S 00°16'39" W 320.00' PB 11-115

S 89°12'28" E 975.03' PB 11-115

S 00°52'57" E 369.45' PB 11-115

S 89°55'00" E 1253.09' CS 38B21



ZONE BOUNDARY

RC
RR-5

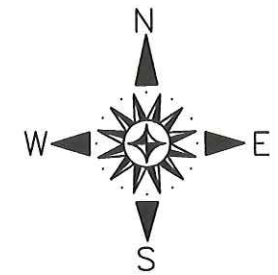
**PARCEL 2
REMAINING
11.68+ ACRES**

**MAST
TAX LOT 1100**

**ROUSCULP
TAX LOT 1400**

**STURTEVANT
TAX LOT 1602**

LOT 2, BARNES ESTATES SUBDIVISION



**SMITH
BANDON
CROSSINGS,
LLC
TAX LOT 1000**

REGISTERED
PROFESSIONAL
LAND SURVEYOR

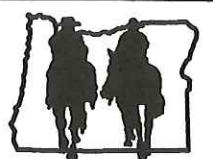
Terence Campbell

OREGON
MAY 10, 2011
TERENCE ALBERT CAMPBELL
83800

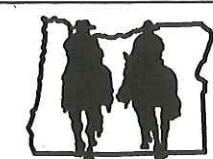
RENEWS 12/31/2019



(IN FEET)
1 inch = 100 ft.



5530 Palmer Drive
Weed, CA 96094
541-294-9642



5530 Palmer Drive
Weed, CA 96094
541-294-9642

PAGE 1 OF 1	TERENCE CAMPBELL LAND SURVEYING	MAST TENTATIVE PARTITION PLAT	SCALE: 1" = 100'	DESIGNED BY: T. CAMPBELL
bandonsurveyor@gmail.com	www.campbellsurveys.net	TAX LOT 1100 MAP 29S-14W-30	DATE: MARCH 28, 2019	DRAWN BY: T. CAMPBELL

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

22-Mar-2019

MAST, HAROLD
90984 HWY 42 S
COQUILLE, OR 97423-9666

Tax Account #	1227807	Lender Name	IND - MAST, HAROLD, 90984 HWY 42 S, CO
Account Status	A	Loan Number	
Roll Type	Real	Property ID	5403
Situs Address	47651 HIGHWAY 101 BANDON, OR 97411	Interest To	Apr 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	\$1,358.22	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,324.13	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,282.55	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,258.55	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,256.24	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$386.72	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$369.99	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$362.59	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$353.68	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$348.47	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$371.97	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$327.30	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$320.70	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$317.58	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$326.01	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$314.37	Nov 15, 2003
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$10,279.07	

TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
SPLIT CODE	4-Jun-2014	AFFIDAVIT #20303 - #1227897 COMBINED INTO #1227807 RURAL FIRE/FIRE PATROL SPLIT CODE CONSOLIDATION

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2019
NOT OFFICIAL VALUE

March 22, 2019 7:46:56 am

Account # 1227807
Map # 29S14300001100
Code - Tax # 5403-1227807

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr See Record

Mailing Name MAST, HAROLD

Deed Reference # 2014-06537

Agent

Sales Date/Price 08-11-2014 / \$89,900.00

In Care Of

Appraiser

Mailing Address 90984 HWY 42 S
 COQUILLE, OR 97423-9666

Prop Class 401 **MA** **SA** **NH** **Unit**
RMV Class 401 06 27 RRL 21876-1

Situs Address(s)	Situs City
ID# 47651 HIGHWAY 101	BANDON

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
5403 Land	233,700			Land	0
Impr.	62,910			Impr.	0
Code Area Total	296,610	137,060	137,060		0
Grand Total	296,610	137,060	137,060		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown				Trended RMV	
						TD%	LS	Size	Land Class		LUC
5403	20	<input checked="" type="checkbox"/>		RR-5, RC	Market	100	A	1.00	HS	003	93,480
5403	10	<input type="checkbox"/>		RR-5, RC	Market	100	A	7.68	MV	003	102,830
5403	30	<input checked="" type="checkbox"/>		RR-5, RC	Market	100	A	4.00	MV	003	37,390
Grand Total								12.68			233,700

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Trended RMV
					TD%	Total Sq. Ft.	Ex% MS Acct #	
5403	1	1947	131	One story-Class 3	100	1,048		62,910
Grand Total							1,048	62,910

Code Area	Type	Exemptions/Special Assessments/Potential Liability				
5403		SPECIAL ASSESSMENT:				
		■ FIRE PATROL SRCHG	Amount	47.50	Year	2019
		■ FIRE PATROL TIMBER	Amount	18.75 Acres	11.68 Year	2019
		NOTATION(S):				
		■ FIRE PATROL ADDED 2014 AFFIDAVIT #20303 - #1227897 COMBINED INTO #1227807 RURAL FIRE/FIRE PATROL SPLIT CODE CONSOLIDATION				

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

401180

VRM DEED COVER SHEET

VRM Asset # 52952

COOS COUNTY, OREGON

2014-06537

\$76.00

08/20/2014 02:09:53 PM

Pgs=7



00012099201400065370070077

Terri L. Turi, Coos County Clerk

VA Loan # 484860361341

Closing Vendor: TranStar National, Inc. Order# REO-382835

Type of Deed: SWD

Property Address: 47651 HWY 101, BANDON, OR 97411

Consideration \$89,900.00

State Specific (Deed) or Special Instructions (i.e. deed needs overnighting directly to buyers closing vendor, please provide overnight label):

GRANTOR: The Secretary of Veterans Affairs,
an Officer of the United States of America
GRANTEE: Harold Mast

SEND TAX STATEMENTS TO: Harold Mast, 90984 Hwy 42S, Coquille, OR 97423
AFTER RECORDING RETURN TO: Harold Mast, 90984 Hwy 42S, Coquille, OR 97423

This document generated
under the auspices of, and approved by:

JURIS DOC PREP
801 FOREST RIDGE DRIVE
SUITE 108
BEDFORD, TX 76022
817.510.3113

After Recording Return To:
HAROLD MAST
90984 HWY 42S., COQUILLE, OR 97423

Mail Tax Statements to:
HAROLD MAST
90984 HWY 42S., COQUILLE, OR 97423

Map/Tax Lot No(s): 1227807 AND 1227897

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Vic J. Devlaeminck Esq.,
Attorney At Law, Oregon State Bar Number: 861803.

SPECIAL WARRANTY DEED

Pursuant to provisions of 38 U.S.C. 3720 (a)(6)
THE SECRETARY OF VETERANS AFFAIRS does not seek to exercise
exclusive jurisdiction over the within described property
(the property being conveyed herein was foreclosure property)

KNOW ALL MEN BY THESE PRESENTS THAT:

THE SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Avenue NW, Washington, DC 20420 hereinafter referred to as **GRANTOR**, does hereby grant, bargain, sell, convey unto HAROLD MAST, hereinafter referred to as **GRANTEE(S)**, the following lands and property:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

BEING THE SAME PROPERTY AS CONVEYED TO THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, BY DEED RECORDED AT 2014-05081 IN THE LAND RECORDS OF COOS COUNTY, OREGON.

PROPERTY ADDRESS: 47651 HWY 101, BANDON, OR 97411
The legal description was provided by Grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$89,900.00 (Eighty Nine Thousand Nine Hundred Dollars and Zero Cents) (See ORS 93.030)

This deed warrants title only against claims held by, through, or under the grantor, or against encumbrances made or suffered by the grantor, and it cannot be held to warrant title generally against all persons.

Grantor does further covenant and bind itself, and its successors and assigns to warrant and defend the title to the property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee heirs and assigns, with all appurtenances thereunto belonging.

In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 30.903, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor on this 11
day of August, 2014.

THE SECRETARY OF VETERANS AFFAIRS, An
officer of the United States of America,

By [Signature]
Terry Kosari, ACP

Printed Name Title
By the Secretary's duly authorized property
Management contractor, Vendor Resource
Management, pursuant to a delegation of authority found at
38 C.F.R. 36.4345(f)

STATE OF Texas
COUNTY OF Denton

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority,
personally appeared Terry Kosari, on behalf of Vendor Resource Management who is
the Secretary's duly authorized property Management contractor pursuant to a delegation of
authority found at 38 C.F.R. 36.4345(f) to me known or has shown _____ as
identification, and is the person who executed the foregoing instrument on behalf of the
Secretary of Veterans Affairs, and acknowledged that he/she executed the same as the free act
and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the
State of Texas aforesaid, this 11 day of August, 2014.

[Signature]
Notary Public

My Commission Expires:



EXHIBIT A
(LEGAL DESCRIPTION)

BEGINNING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 3, (WHICH IS IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 29 SOUTH, RANGE 14 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OREGON) FROM WHICH A THREE QUARTER INCH IRON PIPE BEARS WEST 32 FEET; THENCE SOUTH 0°45' WEST ALONG THE SECTION LINE 300 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID GOVERNMENT LOT 3 A DISTANCE OF 300 FEET TO THE WEST LINE OF PREMISES DESCRIBED IN DEED TO JOHNIE M. MELTON, ET UX, RECORDED IN VOLUME 256, PAGE 252, DEED RECORDS, COOS COUNTY, OREGON; THENCE SOUTH 320 FEET TO

THE SOUTHWEST CORNER OF SAID MELTON PREMISES; THENCE EAST ALONG THE SOUTH LINE OF SAID MELTON PREMISES TO THE EAST BOUNDARY OF SAID GOVERNMENT LOT 3; THENCE SOUTH ALONG SAID EAST LINE 387 FEET TO A 5/8 INCH ROD IN THE NORTH LINE EXTENDED OF PREMISES CONVEYED TO VEREL C. MORRELL, ET UX, BY DEED RECORDED IN VOLUME 252, PAGE 650, DEED RECORDS, COOS COUNTY, OREGON; THENCE NORTH 89°13' WEST ALONG SAID NORTH LINE EXTENDED 1287.76 FEET TO THE NORTHWEST CORNER OF SAID MORRELL PREMISES, WHICH CORNER IS ON THE WEST LINE OF SAID SECTION 30; THENCE NORTH 0°45' EAST ALONG THE SECTION LINE 264.90 FEET TO THE SOUTHWEST CORNER OF PREMISES DESCRIBED IN DEED TO GEORGE E. OERDING, ET UX, RECORDED IN VOLUME 236, PAGE 294, DEED RECORDS, COOS COUNTY, OREGON; THENCE EAST 150 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID OERDING PREMISES; THENCE NORTH ALONG THE EAST LINE THEREOF 120 FEET TO THE NORTHEAST CORNER THEREOF; THENCE WEST 10 FEET TO THE SOUTHEAST CORNER OF PREMISES DESCRIBED IN DEED TO ALWORTH E. SWANEY, ET UX, RECORDED IN VOLUME 233, PAGE 316, DEED RECORDS, COOS COUNTY, OREGON; THENCE NORTH ALONG THE EAST LINE OF SAID SWANEY PREMISES 120 FEET TO THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE THEREOF 140 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SECTION 30; THENCE NORTH ALONG THE SECTION LINE 200 FEET TO THE TRUE POINT OF BEGINNING, COOS COUNTY, OREGON.

EXCEPTING any portion embraced in the State Highway.

Tax Parcel Number: 1227807 and 1227897

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.

KNOW ALL MEN BY THESE PRESENTS, That Frank H. Stultz, a single

man, grantor in consideration of Ten and No/100 - - - - - Dollars,

to him paid by Herbert W. Lindvall and Thelma N. Lindvall, Husband and wife, grantee s.,

do es hereby grant, bargain, sell and convey unto the said grantee s., their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Coos and State of Oregon, bounded and described as follows, to-wit:

Beginning at the Northwest corner of Government Lot 3, (which is the NW 1/4 SW 1/4 of Section 30, Township 29 South, Range 14 W.W.M., Coos County, Oregon) from which a 3/4 inch iron pipe bears West 32 feet; thence South 0° 45' West along the section line 300 feet to the true point of beginning; thence East, parallel to the North line of said Government Lot 3 a distance of 300 feet to the West line of premises described in deed to Johnie M. Melton, et ux, recorded in Volume 256, Page 252, Deed Records, Coos County, Oregon; thence South 320 feet to the Southeast corner of said Melton premises; thence East along the South line of said Melton premises to the East boundary of said Government Lot 3; thence South along said East line 387 feet to a 5/8 inch rod in the North line extended of premises conveyed to Verel C. Morrell, et ux by deed recorded in Volume 252, Page 650, Deed Records, Coos County, Oregon; thence North 89° 13' West along said North line extended 1287.76 feet to the Northwest corner of said Morrell premises, which corner is on the West line of said Section 30; thence North 0° 45' East along the section line

264.90 feet to the Southwest corner of premises described in deed to George E. Oerding, et ux, recorded in Volume 236, Page 294, Deed Records, Coos County, Oregon; thence East 150 feet, more or less, to the Southeast corner of said Oerding premises; thence North along the East line thereof 120 feet to the Northeast corner thereof; thence West 10 feet to the Southeast corner of premises described in deed to Alworth H. Swaney, et ux, recorded in Volume 233, Page 316, Deed Records, Coos County, Oregon; thence North along the East line of said Swaney premises 120 feet to the Northeast corner thereof; thence West along the North line thereof 140 feet, more or less, to the West line of said Section Thirty (30); thence North along the section line 200 feet to the true point of beginning.

Grantor hereby reserves a right of way for pipeline to run from a spring located in the Northwesterly portion of the above described premises to the Morrell property on the South, together with right to use water from said spring.

To Have and to Hold the above described and granted premises unto the said grantee s., their heirs and assigns forever.

And the grantor do covenant that he is lawfully seized in fee simple of the above granted premises free from all encumbrances, except balance due on mortgage from Frank H. Stultz to Wm. A. Laakaniemi, et ux affecting the South 210 feet of above described premises, which grantees assume and agree to pay, recorded 8/22/56 in Bk. 147, Pge. 547 & re-recorded 6/21/57 in Bk. 150, Pge. 72 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, except as above stated.

Witness my hand and seal this day of June, 1957.

Frank H. Stultz (SEAL)

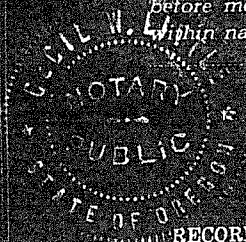
STATE OF OREGON, County of Coos ss. On this 22 day of June, 1957,

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Frank H. Stultz, a single man who is

known to me to be the identical individual described in and who executed the within instrument, and acknowledged to me that he executed the same freely and voluntarily.

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

Notary Public for Oregon. My Commission expires 11-19-1958



RECORDED JUN 24 1957 AT 2:15 P.M. GEORGIANNA VAUGHAN, COUNTY CLERK

WATER EASEMENT

WHEREAS, Herbert W. Lindvall and Thelma N. Lindvall, husband and wife, grantors, are the owners of the following described real property situate in Coos County, State of Oregon, described as follows, to-wit:

Beginning at the Northwest corner of Government Lot 3, (which is the NW 1/4 SW 1/4 of Section 30, Township 29 South, Range 14 W. W. M., Coos County, Oregon) from which a 3/4 inch iron pipe bears West 32 feet; thence South 0° 45' West along the section line 300 feet to the true point of beginning; thence East, parallel to the North line of said Government Lot 3 a distance of 300 feet to the West line of premises described in deed to Johnie M. Melton, et ux, recorded in Volume 256, Page 252, Deed Records, Coos County, Oregon; thence South 320 feet to the Southeast corner of said Melton premises; thence East along the South line of said Melton premises to the East boundary of said Government Lot 3; thence South along said East line 387 feet to a 5/8 inch rod in the North line extended of premises conveyed to Verel C. Morrell, et ux by deed recorded in Volume 252, Page 650, Deed Records, Coos County, Oregon; thence North 89° 13' West along said North line extended 1287.76 feet to the Northwest corner of said Morrell premises, which corner is on the West line of said Section 30; thence North 0° 45' East along the section line 264.90 feet to the Southwest corner of premises described in deed to George E. Oerding, et ux, recorded in Volume 236, Page 294, Deed Records, Coos County, Oregon; thence East 150 feet, more or less, to the Southeast corner of said Oerding premises; thence North along the East line thereof 120 feet to the Northeast corner thereof; thence West 10 feet to the Southeast corner of premises described in deed to Alworth H. Swaney, et ux, recorded in Volume 233, Page 316, Deed Records, Coos County, Oregon; thence North along the East line of said Swaney premises 120 feet to the Northeast corner thereof; thence West along the North line thereof 140 feet, more or less, to the West line of said Section Thirty (30); thence North along the section line 200 feet to the true point of beginning.

Grantor hereby reserves a right of way for pipeline to run from a spring located in the Northwesterly portion of the above described premises to the Morrell property on the South, together with right to use water from said spring.

AND WHEREAS, there is a spring located on the above described premises of Grantors and there is in existence at said spring a water pump and a water pipeline extending from said spring to the premises of Grantees herein, Harvey W. Calame and Eunice L. Calame, husband and wife, the premises of said Grantees situate in Coos County, State of Oregon, and described as follows, to-wit:

Beginning at a point 1235 feet North of the Southwest corner of

Section Thirty (30), Township Twenty-nine (29) South, Range Fourteen (14) West of the Willamette Meridian, Coos County, Oregon; thence East parallel to the North line of said Section Thirty (30) a distance of 560 feet; thence North parallel to the West line of said Section Thirty (30) a distance of 348 feet, more or less, to the South line of a tract of land deeded to Herbert W. Lindvall, et ux, in Deed Book 259, Page 30, Records of Coos County, Oregon; thence West along the South line of said Lindvall tract 560 feet, more or less, to the West line of said Section Thirty (30); thence South along the West line of said Section Thirty (30) a distance of 348 feet, more or less, to the point of beginning, Coos County, Oregon. Saving and excepting that portion of the above described property lying within public roads.

AND WHEREAS, Grantors aforesaid wish to grant unto Grantees aforesaid the right to take and use water from said spring for domestic purposes on the premises of Grantees and the right to enter on the lands of Grantors described hereinbefore and construct, reconstruct, and maintain a water pipeline and to install a water pump and maintain the same for the purpose of conducting water to the lands of Grantees hereinbefore described, now, therefore,

KNOW ALL MEN BY THESE PRESENTS that Herbert W. Lindvall and Thelma N. Lindvall, husband and wife, Grantors, do hereby grant, bargain, sell and convey unto Harvey W. Calame and Eunice L. Calame, his wife and wife, Grantees, and their heirs and assigns, an easement and right, use and privilege to draw and use from the spring on the premises of Grantors described first hereinabove, water for domestic purposes for use on the premises of Grantees, which premises are the second hereinabove described, with the right to said Grantees, their heirs and assigns, of ingress and egress over and on the land of Grantors on and along the existing water pipeline leading from said spring on Grantors' premises to the said premises of Grantees for the purpose of constructing, maintaining, and reconstructing a water pipeline from said spring to Grantees' premises and for the further purpose of installing, maintaining and reinstalling a water pump at said spring.

It is understood and agreed that Grantees at their own cost and expense will provide such construction, maintenance, reconstruction, and

installation, and Grantors have no obligation whatsoever for the same.

Witness our hands and seals this 22nd day of May, 1960.

(SEAL)

(SEAL)

STATE OF OREGON,)
) S.S.
County of Coos.)

On this 22nd day of May, 1960, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Herbert W. Lindvall and Thelma N. Lindvall, husband and 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 affixed my official seal the day and year last above written.

Nellie V. Anderson
Notary Public for Oregon.
My Commission expires 8-12-63

RECORDED JUN 3 1960 AT 4:21
GEORGIANNA VIRGIAN, COUNTY CLERK